

Holland Point Preserve: Subdivision

MSA. S. 1829-5776



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

December 12, 2008

Milt McCarthy
McCarthy & Associates, Inc.
14458 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

RE: Holland Point Preserve Eagle Nest

Dear Milt:

The Maryland Department of Natural Resources concurs with the findings of the U.S. Fish & Wildlife Service (USFWS) regarding the protection measures needed to ensure that the development of Holland Point Preserve does not adversely impact the nesting bald eagles on the property. In a letter dated December 2, 2008 the USFWS concluded that the bald eagle pair will not likely be impacted by the proposed development project as long as the developer complies to a time-of-year restriction from forest clearing for the access road in the vicinity of lots 3 and 4 during the nesting season (December 15 – June 15). Road and building construction may continue outside of the 660-ft protection zone without restriction.

Sincerely,

Glenn D. Therres, Associate Director
Wildlife and Heritage Service
Natural Heritage Program

HOLLANDPT.LTR


cc: L. Byrne



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

MEMORANDUM

To: Lori Byrne, WHS
Kate Charbonneau, CAC

From:  Roland Limpert, Environmental Review Unit

Date: 7 December 2009

Please review the attached information regarding the following projects:

200864687/Holland Point Preserve (Ray Schoenke & Associates)/ Slaughter Creek/ Dorchester County

Attached are revised plans that I received from MDE, Tidal Wetlands. In their cover letter, MDE states that the "project has been revised and reduced and now has significantly less environmental impact. The Tidal Wetland permit has been changed from a Wetland Permit to a General Permit."

In addition to the attached plans (Wetlands? Waterway Impact Plans), I have large sheet copies of the other plans shown on the Transmittal Letter dated 4 November 2009 to Ace Adkins. Please forward any comments relative to your Unit's concerns to me within 2 weeks from the above date. If comments will be delayed please let me know as soon as possible.

Attachment

RECEIVED

DEC 08 2009

CRITICAL AREA COMMISSION



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

December 2, 2009

Roland Limpert
Department of Natural Resources
580 Taylor Avenue
Tawes State Office Building, B-3
Annapolis, Maryland 21401

Dear Mr. Limpert:

Enclosed you will find the revised plans for the Holland Point Preserve residential development project that we discussed on the phone today. This project has been revised and reduced and now has significantly less environmental impact. The Tidal Wetland permit has been changed from a Wetland Permit to a General Permit.

Please forward any concerns you may have about the revised proposal to me at MPhipps-Dickerson@mde.state.md.us or by mail to MDE, 407 Race Street, Cambridge, Maryland 21613.

Sincerely,

Mary Phipps-Dickerson
Tidal Wetlands Division





GEO-TECHNOLOGY ASSOCIATES, INC.

Geotechnical and Environmental Consultants

3445-A Box Hill Corporate Center Drive

Abingdon, Maryland 21009

♦ (410) 515-9446 ♦ Fax (410) 515-4895

LETTER OF TRANSMITTAL

Date: November 4, 2009

Project No: 051306

Attn: **Mr. Ace Adkins**

Maryland Department of the Environment

Water Management Administration; Nontidal Wetlands & Waterways Division

District Court Multi-Service Center

201 Baptist Street

Salisbury, MD 21801

RE: **Holland Point Preserve-Joint Federal/State Permit Request**

Tracking # 200864687

THESE ARE TRANSMITTED as checked:

☒ Copy of letter

☒ Plans

☐ Reports

☐ Other

COPIES	DATE	DESCRIPTION
1	October 19, 2009	Erosion & Sediment Control Plans (Sheets ESC-1 – ESC-5)
1	October 28, 2009	Chesapeake Bay Critical Area Exhibit (Sheet CA-1)
1	October 28, 2009	Buffer Enhancement Plans (Sheets BE-1 and BE-2)
1	September 16, 2009	Environmental Features Exhibit (Sheet EF-1)
1	September 16, 2009	Preliminary Plan (Sheet PP-1)
1	September 16, 2009	Private Driveway Plan (Sheet PD-1)
1	July 7, 2009; Revised: October 26, 2009	Wetland/Waterway Impact Plans (Figures 4-6)
1	May, 29, 2008; Revised: February 19, 2009	Wetland Delineation Plan (Sheets 1-4)
1	October 21, 2009	Critical Area Commission Comment Letter
1	December 2, 2008	USFWS Comment Letter
1	December 12, 2008	DNR Comment Letter

☐ As Requested

☒ For Your Use

☐ For Approval

☐ For Review and Comment

SENT VIA:

☐ U.S. Mail

☐ U.S. Mail/Certified

☐ FEDEX Overnight

☒ Hand Delivered

REMARKS: If you have any questions, please do not hesitate to contact our office.

SIGNED: Andy Stansfield

cc: Ms. Mary Phipps-Dickerson/MDE; Mr. Gene Morgenthaler/USACE (CA-1, BE-1, BE-2, and Wetland Delineation Plans-Only); MR. SOE KINCAID/MDE (11-18-09)

TOTAL PROPOSED IMPACTS
NO FILL IMPACTS PROPOSED

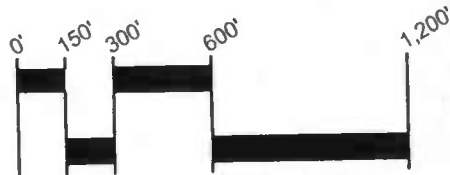
① DENOTES PROPOSED
RESIDENTIAL LOT



FIGURE 6

FIGURE 5

NOTE: REVISED OCTOBER 26, 2009.



SCALE: 1"=600'



GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895
WWW.MRAGTA.COM

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**WETLAND/WATERWAY IMPACT PLAN
INDEX SHEET
HOLLAND POINT PRESERVE**

DORCHESTER COUNTY, MARYLAND

JOB NO. 051306

SCALE:

1"=600'

DATE:

7/9/08

DRAWN BY:

JW

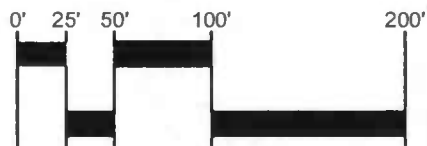
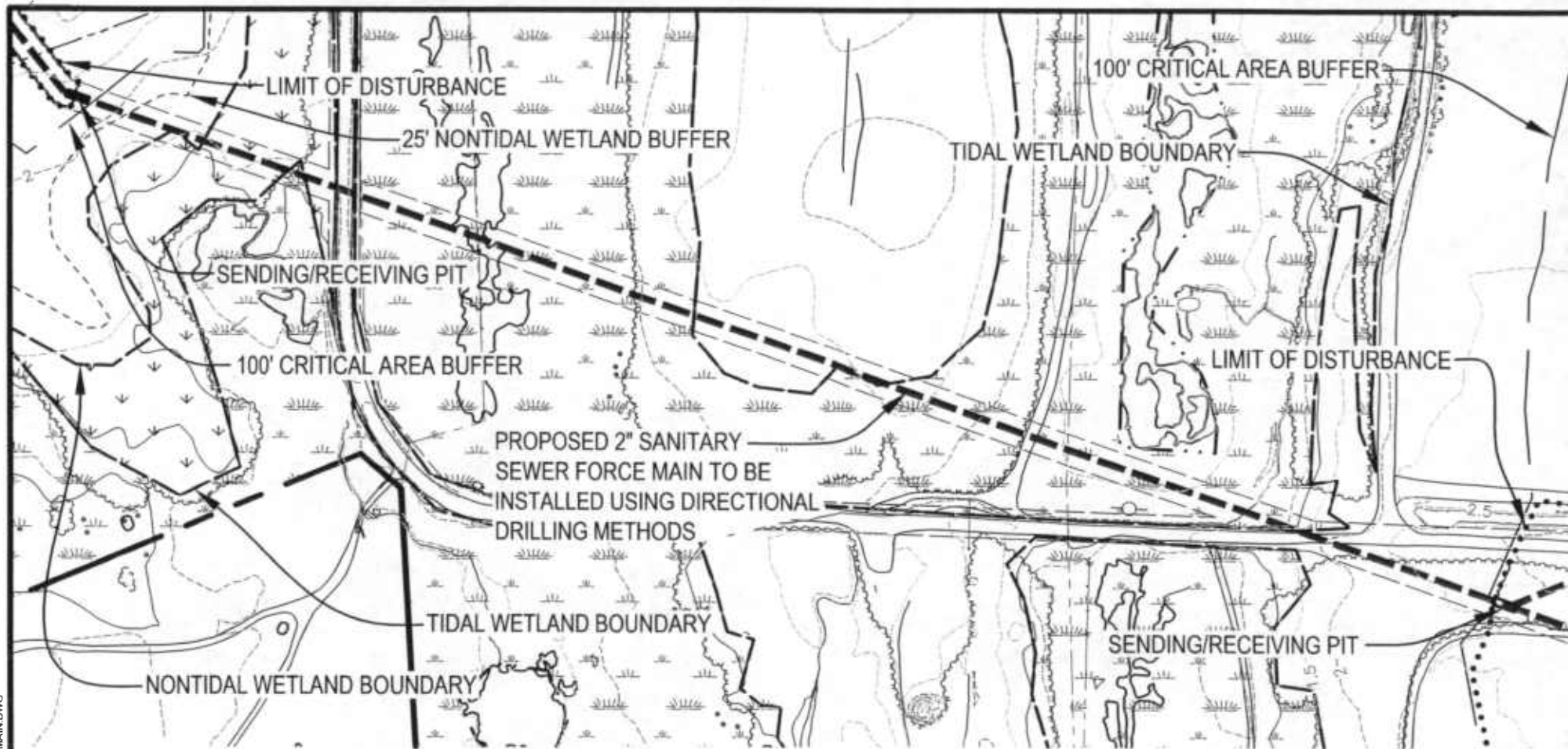
REVIEW BY:

AS/MDR

FIGURE:

4

G:\GTA\051306-HOLLAND POINT FARM\LOT\PERMIT\051306-IMPACT PLATE FORCE MAIN.DWG



SCALE: 1"=100'

TOTAL PROPOSED IMPACTS
NO FILL IMPACTS PROPOSED AS
SHOWN ON THIS FIGURE

NOTE: REVISED OCTOBER 26, 2009.



GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
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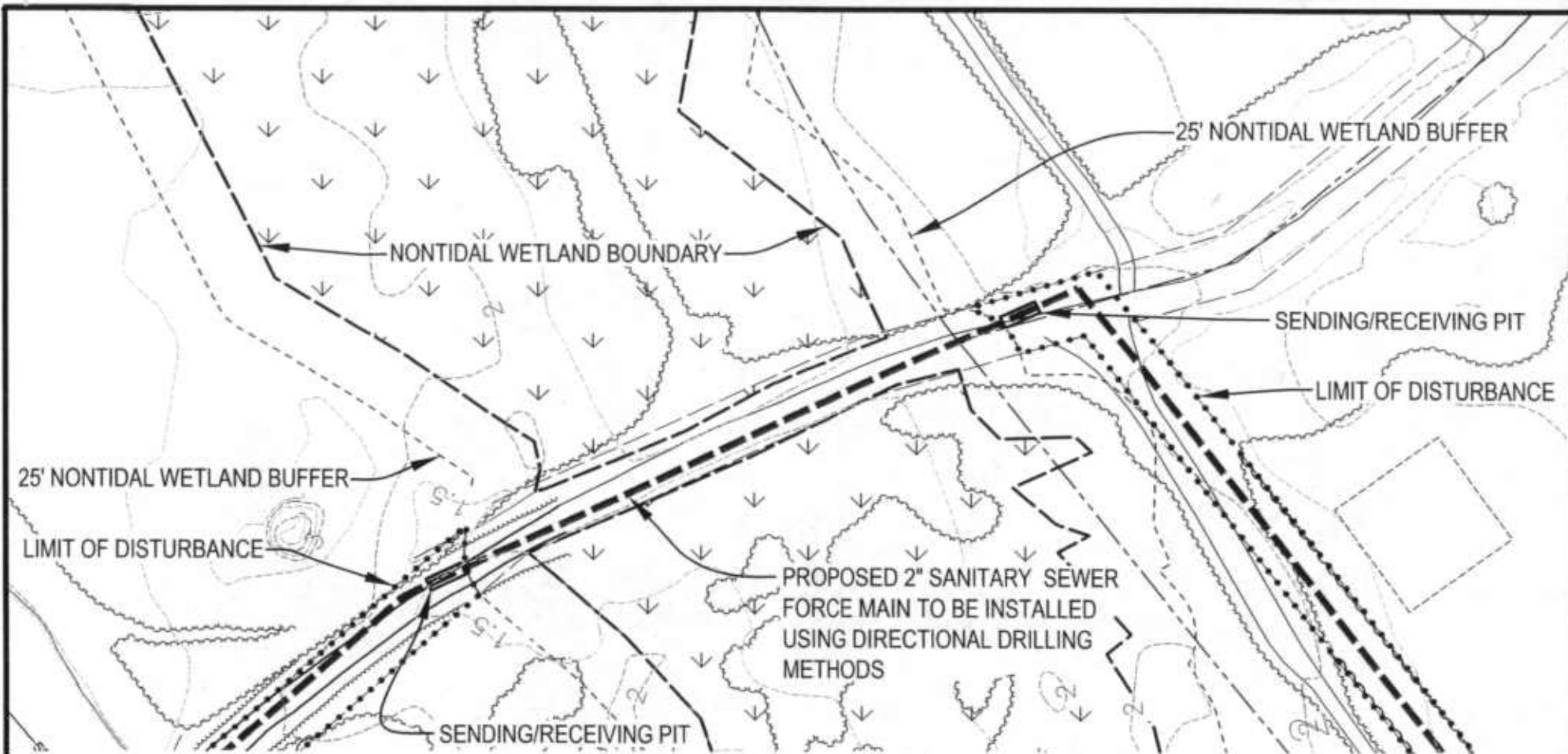
© 2009 GEO-TECHNOLOGY ASSOCIATES, INC.

WETLAND/WATERWAY IMPACT PLAN
HOLLAND POINT PRESERVE

DORCHESTER COUNTY, MARYLAND

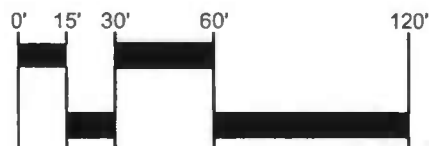
JOB NO.	051306	SCALE:	1"=100'	DATE:	7/9/08	DRAWN BY:	JW	REVIEW BY:	AS/MDR	FIGURE:	5
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G:\GTA\051306-HOLLAND POINT FARM\PILOT\PERMIT\051306-IMPACT PLATE FORCE MAIN.DWG



TOTAL PROPOSED IMPACTS
NO FILL IMPACTS PROPOSED AS
SHOWN ON THIS FIGURE

NOTE: REVISED OCTOBER 26, 2009.



SCALE: 1"=60'



GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895
WWW.MRAGTA.COM

© 2009 GEO-TECHNOLOGY ASSOCIATES, INC.

**WETLAND/WATERWAY IMPACT PLAN
HOLLAND POINT PRESERVE**

DORCHESTER COUNTY, MARYLAND

JOB NO.	051306	SCALE:	1"=60'	DATE:	7/9/08	DRAWN BY:	JW	REVIEW BY:	AS/MDR	FIGURE:	6
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Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 21, 2009

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local case number 1114 -- Holland Point Preserve

Dear Mr. Dodd:

I have received revised information for the above-referenced project. The applicants have dropped their variance request and submitted a subdivision proposal which shows 8 lots. This property is 262.73 acres of which 225.08 are located in the Resource Conservation Area (RCA). Based on the information provided, I have the following comments:

Buffer Management Plan

1. No information has been provided regarding an easement on the Buffer areas, afforestation areas, etc. In addition to providing a protective easement, please have the applicants provide a note on the plat to this effect.
2. It appears from the information submitted that the applicants are following Critical Area Commission draft regulations on planting credits. Dorchester County planting credits are more stringent than these draft regulations. The applicant is responsible for meeting County standards, as these draft Critical Area regulations represent the minimum standard for plantings.
3. The waterfront lots 1-5 do not show adequate Buffer afforestation. Several of these lots show large areas of warm season grasses with no woody vegetation. The applicant should work with the County to design a Buffer Management Plan (BMP) that includes staggered areas of canopy and understory species in certain portions of the Buffer.

Other Comments

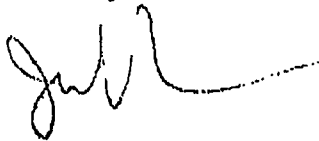
4. It is unclear where the tree clearing will take place on Lots 7 and 8. Please have the applicant clarify.

TTY for the Deaf
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

5. There are time of year (TOY) restrictions on this property associated with eagles' nests, discussed in letters (November – December, 2008) between Mr. Milt McCarthy, the Fish and Wildlife Service, and the Department of Natural Resources. Please have the applicant provide a note on the plat with these TOY restrictions.
6. All references to "impervious surfaces" on these preliminary plans should be changed to "lot coverage."
7. It is not entirely clear where the buildable area on Lot 3 is. Please have the applicants verify this buildable area.
8. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement as stated in Chapter 119 of the 2008 Laws of Maryland.

Please forward the revised Buffer Management Plan when it becomes available. I can be reached at 410-260-3476 with any questions.

Sincerely,



Julie Roberts
Natural Resources Planner

Cc: DC 72-06



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401



December 2, 2008

Mr. Milton McCarthy
Regulatory and Environmental Consultants
14458 Old Mill Road
Suite 201
Upper Marlboro, Maryland 20772

Re: Holland Point Preserve, Taylors Island, Dorchester County, Maryland

Dear Mr. McCarthy,

This is in response to your request for review and of the Holland Point Preserve subdivision plan located in Dorchester County, Maryland. Our mutual concern focuses on the protection of bald eagles (*Haliaeetus leucocephalus*), a federally protected species, which is in proximity of the project limits. This letter constitutes the report of the U.S. Fish and Wildlife Service (Service) and the Department of the Interior on the proposed project and is submitted in accordance with the provisions of the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Service's *National Bald Eagle Management Guidelines*.

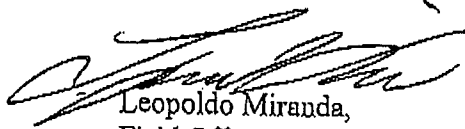
On November 4, 2008, the Service met with you at the Chesapeake Bay Field Office in Annapolis, Maryland to discuss potential disturbance of an active eagles nest as a result of construction activities. The nest tree is located on an island of forested habitat surrounded by a tidal marsh opposite the development site. A proposed road will be constructed in an agricultural field to provide access to the 11-lot subdivision development. The road and lots will be located outside the perimeter of the 660-foot bald eagle nest protection buffer except for a narrow area of approximately 30 feet.

Based on an analysis of the direct and indirect effects of the project and existing natural landscape features, the Service believes the bald eagle pair will not likely be impacted by the proposed project as long as the developer complies to a time of year restriction from forest clearing for the access road in the vicinity of lots 3 and 4 during the designated nesting season (December 15-June 15). Road and building construction may continue outside the 660-foot nest protection buffer without restriction.

The Service believes by implementing these procedures the bald eagle pair will continue to use their current nest tree despite minor modifications to the nest protection buffer.

Should you need additional information regarding this project or future projects, please contact Craig Koppie of my staff at 410/573-4534.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Leopoldo Miranda', is written over the typed name.

Leopoldo Miranda,
Field Office Supervisor

cc: Glenn Therres, Maryland DNR, Annapolis, MD

Roberts, Julie

From: Michael Bonsteel [mbonsteel@docogonet.com]
Sent: Monday, November 23, 2009 4:13 PM
To: Steve Dodd
Cc: Usab, Ken; Roberts, Julie
Subject: Holland Point Preserve (P&Z #1114) planting plan comments

Steve,

I have reviewed the planting plans for the Holland Point Preserve subdivision (P&Z #1114) and have the following comments:

1. Sheet BE-1 has a typo in the Existing Parcel 1 Data table, where "Proposed lot 7 & 8" should read "Proposed Lot 3".
2. Sheet CA-1 should specify which lots are proposed versus those which exist in the Critical Area Data table. This could be done by changing the forest area to be cleared heading to "Forest area to be cleared on proposed lots"
3. A Planting Plan Maintenance and Management Agreement is required for the Buffer establishment and afforestation areas.
4. A fee-in-lieu payment of \$4,000.00 is necessary for the 3.81 acres of clearing proposed for existing parcel 8.
5. Otherwise, my comments have been addressed and the planting plans are satisfactory.

~Mike

11/24/2009

72-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dorchester County

Date: October 30, 2009

Tax Map #	Parcel #	Block #	Lot #	Section
49	8	20		
49	4	21		
59	1	2		

FOR RESUBMITTAL ONLY

Corrections ☒
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 4-055411; 4-055950; 4-056620

Project Name (site name, subdivision name, or other) Holland Point Preserve

Project location/Address Hoopers Neck Road

City Taylors Island

Zip 21669

Local case number P&Z #1114

Applicant: Last name Usab

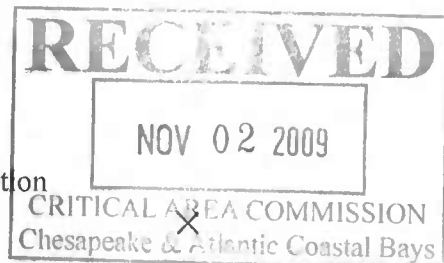
First name Ken

Company Morris & Ritchie Associates, Inc.

Application Type (check all that apply):

Building Permit
Buffer Management Plan
Conditional Use
Consistency Report
Disturbance > 5,000 sq ft
Grading Permit

Variance
Rezoning
Site Plan
Special Exception
Subdivision
Other



Local Jurisdiction Contact Information:

Last name Dodd

First name Steven

Phone # 410 228-3234

Response from Commission Required By November 15, 2009

Fax # 410 228-1563

Hearing date December 2, 2009

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dorchester County

Date: September 23, 2009

Tax Map #	Parcel #	Block #	Lot #	Section
49	8	20		
49	4	21		
59	1	2		

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☒
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 4-055411; 4-055950; 4-056620

Project Name (site name, subdivision name, or other) Holland Point Preserve

Project location/Address Hoopers Neck Road

City Taylors Island Zip 21669

Local case number P&Z #1114

Applicant: Last name Usab First name Ken

Company Morris & Ritchie Associates, Inc.

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input checked="" type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name Dodd First name Steven

Phone # 410 228-3234 Response from Commission Required By October 23, 2009

Fax # 410 228-1563 Hearing date N/A

RECEIVED

OCT - 9 2009

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

72-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dorchester County

Date: October 26, 2009

Tax Map #	Parcel #	Block #	Lot #	Section
49	8	20		
49	4	21		
59	1	2		

FOR RESUBMITTAL ONLY

Corrections ☒
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 4-055411; 4-055950; 4-056620

Project Name (site name, subdivision name, or other) Holland Point Preserve

Project location/Address Hoopers Neck Road

City Taylors Island Zip 21669

Local case number P&Z #1114

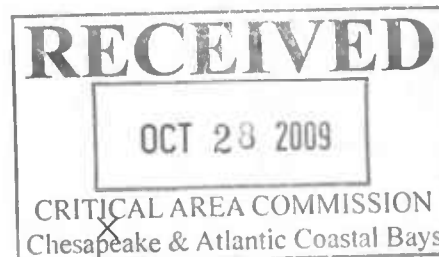
Applicant: Last name Usab First name Ken

Company Morris & Ritchie Associates, Inc.

Application Type (check all that apply):

Building Permit
Buffer Management Plan
Conditional Use
Consistency Report
Disturbance > 5,000 sq ft
Grading Permit

Variance
Rezoning
Site Plan
Special Exception
Subdivision
Other



Local Jurisdiction Contact Information:

Last name Dodd First name Steven

Phone # 410 228-3234 Response from Commission Required By November 25, 2009

Fax # 410 228-1563 Hearing date N/A

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

November 30, 2009

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local case number 1114 – Holland Point Preserve

Dear Mr. Dodd:

I have received revised information for the above-referenced project. Although the applicant has addressed all but one comment from our October 21, 2009 letter, the Buffer has not been properly established and, therefore, the subdivision plan should not be approved at this time.

The waterfront lots 1-5 do not show adequate Buffer afforestation. Several of these lots show large areas of warm season grasses with no woody vegetation. As an alternative to fully foresting the Buffer where the actual development will take place, the applicant proposes to overstock other Buffer areas on the property to make up for the 100-foot wide view corridors on these lots. The County has no provisions in its approved local Critical Area Program to authorize trading additional Buffer plantings for view corridors associated with new development. Absent specific provisions for this practice in the Dorchester County program, the applicant should be directed to submit a Buffer Management Plan that provides for a fully forested Buffer on all lots in the proposed subdivision.

Please include a copy of this letter in your file for this subdivision and provide it to the Planning Commission. I can be reached at 410-260-3476 with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Roberts".

Julie Roberts
Natural Resources Planner
Cc: DC 72-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

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October 21, 2009

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Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

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Buffer Management Plan

1. No information has been provided regarding an easement on the Buffer areas, afforestation areas, etc. In addition to providing a protective easement, please have the applicants provide a note on the plat to this effect. *still outstanding*
2. It appears from the information submitted that the applicants are following Critical Area Commission draft regulations on planting credits. Dorchester County planting credits are more stringent than these draft regulations. The applicant is responsible for meeting County standards, as these draft Critical Area regulations represent the minimum standard for plantings.
3. The waterfront lots 1-5 do not show adequate Buffer afforestation. Several of these lots show large areas of warm season grasses with no woody vegetation. The applicant should work with the County to design a Buffer Management Plan (BMP) that includes staggered areas of canopy and understory species in certain portions of the Buffer. *←?*

Other Comments

4. It is unclear where the tree clearing will take place on Lots 7 and 8. Please have the applicant clarify. *so no clearing in 7 & 8*

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Mr. Steve Dodd

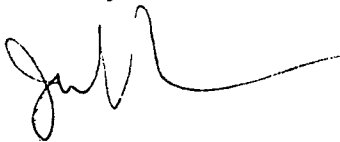
10/21/2009

Page 2 of 2

5. There are time of year (TOY) restrictions on this property associated with eagles' nests, discussed in letters (November – December, 2008) between Mr. Milt McCarthy, the Fish and Wildlife Service, and the Department of Natural Resources. Please have the applicant provide a note on the plat with these TOY restrictions. have not been added
6. All references to "impervious surfaces" on these preliminary plans should be changed to "lot coverage."
7. It is not entirely clear where the buildable area on Lot 3 is. Please have the applicants verify this buildable area. *OK*
8. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement as stated in Chapter 119 of the 2008 Laws of Maryland.

Please forward the revised Buffer Management Plan when it becomes available. I can be reached at 410-260-3476 with any questions.

Sincerely,



Julie Roberts
Natural Resources Planner

Cc: DC 72-06



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401



December 2, 2008

Mr. Milton McCarthy
Regulatory and Environmental Consultants
14458 Old Mill Road
Suite 201
Upper Marlboro, Maryland 20772

Re: Holland Point Preserve, Taylors Island, Dorchester County, Maryland

Dear Mr. McCarthy,

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Based on an analysis of the direct and indirect effects of the project and existing natural landscape features, the Service believes the bald eagle pair will not likely be impacted by the proposed project as long as the developer complies to a time of year restriction from forest clearing for the access road in the vicinity of lots 3 and 4 during the designated nesting season (December 15-June 15). Road and building construction may continue outside the 660-foot nest protection buffer without restriction.

The Service believes by implementing these procedures the bald eagle pair will continue to use their current nest tree despite minor modifications to the nest protection buffer.

Should you need additional information regarding this project or future projects, please contact Craig Koppie of my staff at 410/573-4534.

Sincerely,



Leopoldo Miranda,
Field Office Supervisor

cc: Glenn Therres, Maryland DNR, Annapolis, MD



MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

December 12, 2008

Milt McCarthy
McCarthy & Associates, Inc.
14458 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

RE: Holland Point Preserve Eagle Nest

Dear Milt:

The Maryland Department of Natural Resources concurs with the findings of the U.S. Fish & Wildlife Service (USFWS) regarding the protection measures needed to ensure that the development of Holland Point Preserve does not adversely impact the nesting bald eagles on the property. In a letter dated December 2, 2008 the USFWS concluded that the bald eagle pair will not likely be impacted by the proposed development project as long as the developer complies to a time-of-year restriction from forest clearing for the access road in the vicinity of lots 3 and 4 during the nesting season (December 15 – June 15). Road and building construction may continue outside of the 660-ft protection zone without restriction.

Sincerely,

Glenn D. Therres, Associate Director
Wildlife and Heritage Service
Natural Heritage Program

HOLLANDPT.LTR

cc: L. Byrne

McCARTHY & ASSOCIATES, INC.

November 7, 2008

REGULATORY and ENVIRONMENTAL
CONSULTANTS*Via: Facsimile: ((410) 260-8596*

Mr. Glenn Therres
Maryland Department of Natural Resources
Wildlife & Heritage Service
580 Taylor Avenue
Annapolis, MD 21401

Re: Holland Point Preserve
Taylors Island
Dorchester County, Maryland

Dear Mr. Therres:-

Thank you for meeting with me on Thursday, November 6, 2008 regarding the above referenced project. During our meeting, I presented you with an aerial photograph titled *Eagle Nest Buffer Exhibit* prepared by Morris Ritchie Associates, Inc. and a plan also prepared by Morris Ritchie Associates, Inc. for the proposed development of Holland Point Preserve on Taylors Island in Dorchester County, Maryland. In addition, I provided you with a letter to Craig Koppie, Endangered Species Specialist, USFWS, dated November 6, 2008. That letter was a follow up to a meeting conducted in his office on November 4, 2008 concerning this project. Among other things, the letter established the time-of-year restriction for the development of the property relative to land disturbance in proximity of the existing bald eagle nest.

In that regard, based on my meeting with USFWS, the following three conditions were agreed upon:

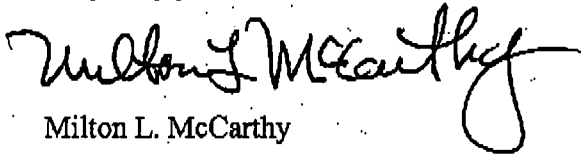
1. The time-of-year restriction of December 15 to June 15 of the year would not apply for road construction in the field between the 330-foot and 660-foot radial buffer from the bald eagle nest.
2. Clearing of the forest for the access road in the vicinity of lots 3 and 4 within the 660-foot and 1,320-foot buffer would have to occur between June 16 and December 16 of the year to minimize disturbance to the bald eagles during their breeding season.
3. Development of lots 1-9 between the 660-foot and 1,320-foot buffer would not be subject to the December 15 to June 15 "no build" time-of-year restriction for breeding bald eagles.

14458 Old Mill Road • #201
Upper Marlboro, MD 20772

Phone: 301-627-7505 • Fax: 301-627-5571

During our meeting yesterday, you indicated that these conditions were acceptable to Maryland Department of Natural Resources, Wildlife & Heritage Service. By return letter, would you please provide me with documentation that these conditions are indeed acceptable to the Wildlife & Heritage Service. Your attention to this request is sincerely appreciated.

Very truly yours,



Milton L. McCarthy

Cc:

Ryan Showalter (Miles & Stockbridge)

Craig Koppie (USFWS)

72-06

MILES & STOCKBRIDGE P.C.

October 21, 2008

VIA FEDERAL EXPRESS

Julie Roberts, Natural Resources Planner
Critical Area Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

Re: Ray Schoenke and Associates, Inc. – Variance Application
Holland Point Preserve - Taylor's Island, Dorchester County, Maryland

Dear Ms. Roberts:

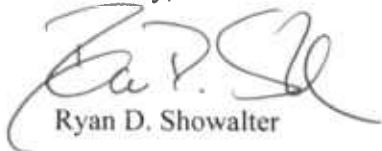
Enclosed please find a copy of the variance application submitted on behalf of Ray Schoenke and Associates, Inc. for certain buffer variances related to a property located in Dorchester County. Based upon your prior review of the Holland Point Preserve subdivision plat, I assume that you will be the primary staff contact for review and comment on the enclosed variance application.

The application requests certain limited variances for the purpose of upgrading an existing driveway to provide access to the subject property that complies with the County Roads standards. Since the upland portions of this property are accessible only by the narrow existing driveways, which cross the tidal marsh and constitute a portion of the property's buffer, there is no way to access the property absent the proposed variances. In coordination with the Army Corps of Engineers and MDE, this project proposes the removal of a significant length of existing public road from the buffer and tidal wetlands and restoration of this public road right-of-way. Based upon the very unique nature of this property, I believe that a site visit may help you to understand the proposed variances depicted by the plans. Please call me at your earliest convenience if you have an interest in visiting the property.

Finally, the application also describes a wastewater force main that will be installed from the upland portion of this property, under existing private tidal wetlands, to proposed bermed infiltration ponds. This forcemain will be installed by directional drilling, which will begin and end outside of the 100' buffer. The directional drilling installation will not disturb the surface or vegetation of the 100' buffer. Accordingly, I do not believe that this component of the project requires a variance. However, I welcome your thoughts and comments.

Please call me with any questions.

Sincerely,

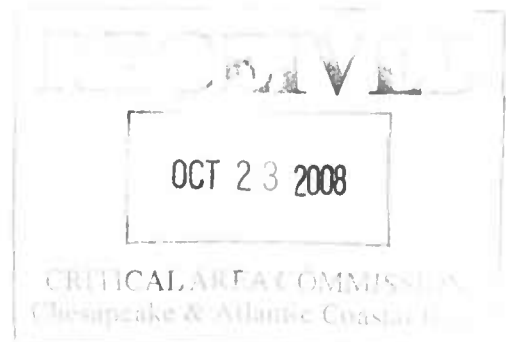


Ryan D. Showalter

RDS/cem

Encl.

cc: Steve Dodd
Dorchester County Board of Appeals
Ray Schoenke and Associates, Inc.
Kenneth Usab



MILES & STOCKBRIDGE P.C.

October 21, 2008

Merris Hurley
Dorchester County Planning & Zoning
501 Court Lane
Cambridge, MD 21613

Re: Ray Schoenke & Associates, Inc.
Creighton Variance Application

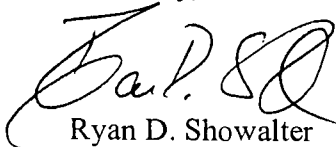
Dear Ms. Hurley:

Enclosed please find a completed Application Form, Supplemental Application Narrative and two checks payable to Dorchester County, Maryland in the amounts of \$250.00 and \$50.00 for the grant applications by Ray Schoenke & Associates, Inc. Please schedule this application for the November Board of Appeals hearing.

Enclosed please also find 8 copies of a site plan entitled Wetland Variance Plan, Sheet VP-1, dated 6/20/08 and one complete set of the Holland Point Preserve Mitigation Plan submittal dated 9/23/08.

Please call if you have any questions.

Sincerely,



Ryan D. Showalter

RDS:jld
Enclosures

cc: Julie Roberts, Critical Area Commission (with enclosures)
Ray Schoenke & Associates, Inc.
Kenneth M. Usab

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

February 23, 2006

Mr. Steve Dodd
Dorchester County Planning and Zoning Office
P.O. Box 107
Cambridge, Maryland 21613

RE: DC 72-06 1114 Holland Point Preserve
Dorchester County Case # 1114

Dear Mr. Dodd:

Thank you for providing information on the requested project. I have reviewed the plan submitted, and have the following comments:

- 1) The Critical Area boundary and corresponding acreage must be provided to determine allowable RCA density.
- 2) The 100-foot Buffer is not shown on the plan; please have the applicant resubmit the plan with the 100-foot Buffer. The 100-foot Buffer shall be established from the mean high water line of tidal waters and from the landward edge of tidal wetlands, and tributary streams. In accordance with the Critical Area Criteria, the Buffer may need to be expanded for contiguous sensitive areas. The 100-foot Buffer needs to be shown on the plan and should be addressed in the environmental report.
- 3) Plan comments indicate that tidal and nontidal wetlands may exist on the property; however, no wetlands have been identified. For Critical Area purposes, the 1972 State Tidal Wetlands Maps and field verification should be used to determine if tidal wetlands are present on a site. Field verification, and if necessary a field delineation, should be used to determine the exact boundary of tidal wetlands and to distinguish between State and private tidal wetlands. State tidal wetlands should not be included within the boundaries of any privately owned lot or parcel and cannot be used for density calculations or to meet the performance standards for development within the Critical Area. Please provide a revised plan which clearly depicts the location of all tidal and nontidal wetlands. Please note that the site plan shows a property line different from the shoreline.

Mr. Dodd
February 23, 2006
Page 2

- 4) Topography and soil information must be shown on the plan in order to determine if the 100-foot Buffer has been properly expanded for steep slopes and nontidal wetlands.
- 5) To date, a copy of the environmental report for this project was not received by the Commission. Additional information is needed regarding the environmental features of the site.
- 6) In accordance with § 155-38.J.18 of the Dorchester County Code, when agricultural lands are converted to other uses, the 100-foot Buffer shall be established in natural forest vegetation, a Buffer Management Plan should be developed to address this requirement. Appropriate notes must be placed on the plat indicating that this area shall be vegetated, and that clearing or removal of natural vegetation within the 100-foot Buffer is prohibited.
- 7) The plan does not include information about current forest cover or proposed clearing; therefore, it cannot be determined if reforestation or afforestation will be required. Forest establishment and replacement requirements are set forth in § 155-38.H.4 of the Dorchester County Code.
- 8) The plan does not include a key. A key would be helpful in identifying the environmental and other features of the site.
- 9) The plan does not clearly identify the existing structures located on the parcels. It is necessary to show the location of existing and future structures so that compliance with the impervious surface limitations identified in § 155-38.O of the Dorchester County Code can be demonstrated. Also, existing structures will determine how many new structures are permitted per the RCA density limits.
- 10) Please provide a letter from the Department of Natural Resources History Division regarding the presence of rare, threatened, or endangered species and other habitats. This information must be evaluated and addressed before the subdivision is approved.

Thank you for the opportunity to provide comments on this subdivision. Please provide revised plans and the additional information request. If you would like to discuss these comments, please call me at (410)260-3481.

Sincerely,



Jennifer B. Lester
Natural Resources Planner

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

January 18, 2008

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local case number 1114 – Holland Point Preserve

Dear Mr. Dodd:

Thank you for forwarding me information on the above-referenced project. The applicant proposes to subdivide 230 acres in the Resource Conservation Area (RCA). Based on the information submitted, I have the following comments:

Density

1. It appears that the applicant has calculated the density for this subdivision on the total acreage of their property. Density for this subdivision must be based on acreage within the Critical Area, minus the area of state-owned wetlands.
2. There appears to be an existing residence (built in 1990) with a detached garage (or two dwelling units) in the northeastern quadrant of this proposed subdivision. This dwelling unit does not appear in the density calculations nor has the acreage been removed from the total acreage in the RCA. Please have the applicant amend their calculations. Also, according to the applicant's site plans, the structure appears to have also been built in the tidal wetland 100-foot Buffer. Was this dwelling unit properly permitted by virtue of a variance?

Wetlands

3. The applicant's Environmental Site Assessment indicates that "the boundary between 'private' and 'state' portions of the tidal wetlands was established using the 1972 State Tidal Wetland Maps (p. 9)," and not a field delineation. As a result of this, this office has concerns that the boundary is not accurately depicted on the current plat. The boundaries of the property (and therefore the extent of private ownership) must be based on the current MHW line as determined in the field. Please have the applicant perform a wetlands delineation and provide revised environmental site data to this office.
4. In accordance with #3 above, the total amount of density permitted for this subdivision cannot be determined until a correct upland acreage is obtained by assessment of the field delineation.
5. Lots 12 and 13 are currently located in mapped tidal wetlands on the site plan. New lots cannot be sited in tidal wetlands.

6. There are road impacts to tidal wetlands, nontidal wetlands, and the 100-foot Buffer. All proposed disturbances must be removed from the wetlands and their buffers.

100-foot Buffer

7. Lots 1-5 and Lots 11-13 show the Limit of Disturbance (LOD) in the 100-foot Buffer. The applicant must remove all LODs from the Buffer.
8. All lots should be configured so as to not necessitate a variance. This office will not support variance requests on newly created, non-grandfathered lots.
9. It may be determined during the field delineation that the 100-foot Buffer needs to be expanded based on field conditions and/or hydric soils.

Miscellaneous

10. While this office generally supports the proposal for community versus individual piers, we recommend that the applicants submit plans for a single community pier. Limiting the development to one community pier would restrict disturbance to the Buffer and minimize impacts to existing vegetated marsh.
11. A letter from the Department of Natural Resources Wildlife and Heritage Division must be obtained indicating that the property has been reviewed for the presence of any threatened, rare, or endangered species.

I will be contacting you shortly to coordinate possible times for a visit with your staff, the applicants, and the tidal and nontidal divisions of MDE to this site for the purposes of verifying the nontidal wetlands and state/private wetlands identified as part of the applicants' field delineation work. Please forward me revised plans which address the comments above. Thank you for the opportunity for review and comment on these plans. I can be reached for any questions at 410-260-3476.

Sincerely,



Julie Roberts
Natural Resources Planner

Cc: DC 72-06

Cc: Tressa Ellis, MDE, Tidal Wetlands Division
Ace Adkins, MDE, Nontidal Wetlands Division



REPORT OF ENVIRONMENTAL SITE ASSESSMENT

HOLLAND POINT PRESERVE

Dorchester County, Maryland

December 2007

Prepared For:

Raymond Schoenke

21151 Woodfield Road
Laytonsville, Maryland 20882

Prepared By:

Morris & Ritchie Associates, Inc.

404 South Bedford Street
Suite 5
Georgetown, Delaware 19947
Phone: (302) 855-5734
Facsimile: (302) 855-0157

Geo-Technology Associates, Inc.

3445A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: (410) 515-9446
Facsimile: (410) 515-4895

MRA Project # 13957

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APPENDICES

- Appendix A – Exhibit Maps
- Appendix B – Site Photographs

**PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT
FOR CRITICAL AREA REVIEW**

**HOLLAND POINT PRESERVE
DORCHESTER COUNTY, MARYLAND**

December 12, 2007

1.0 INTRODUCTION

1.1 Purpose

At the request of Ray Schoenke & Associates, Inc. (Client), Morris & Ritchie Associates, Inc. (MRA) and Geo-Technology Associates, Inc. (GTA) performed the following Environmental Site Assessment (ESA) to identify issues related to the Chesapeake Bay Critical Area.

This report was prepared by MRA and GTA for the sole and exclusive use of Ray Schoenke & Associates, Inc.

1.2 Qualifications

The qualifications of the environmental professionals who performed this ESA are available to the Client upon request.

2.0 PHYSICAL SETTING

2.1 Site Location

The subject property ("Property") comprises approximately 268 acres of land located north and east of Hooper Neck Road, and west of Slaughter Creek in the Taylor's Island area of Dorchester County, Maryland. At the time of the site reconnaissance, the Property contained open fields and woodlands, two ponds were observed in the northern and southern portions of the Property, and a dilapidated cottage, shed and hunting/observation tower were observed in the southern and south-central portions of the subject property. A *Property Location Map* for the Property is presented as *Figure 1*.

A portion of the site, in the north-west area of the Property is zoned Agricultural Conservation (AC). The remainder of the Property, approximately 85% of the total site, is zoned Resource Conservation (RC) and coincides with the limits of the Chesapeake Bay Critical Area.

The Property currently consists of open fields, wetlands, and woodlands. The proposed development includes 13 new single-family lots and a paved cul-de-sac road that extends from the existing Hooper Neck Road. The development will be serviced by private water and community shared sewer facilities.

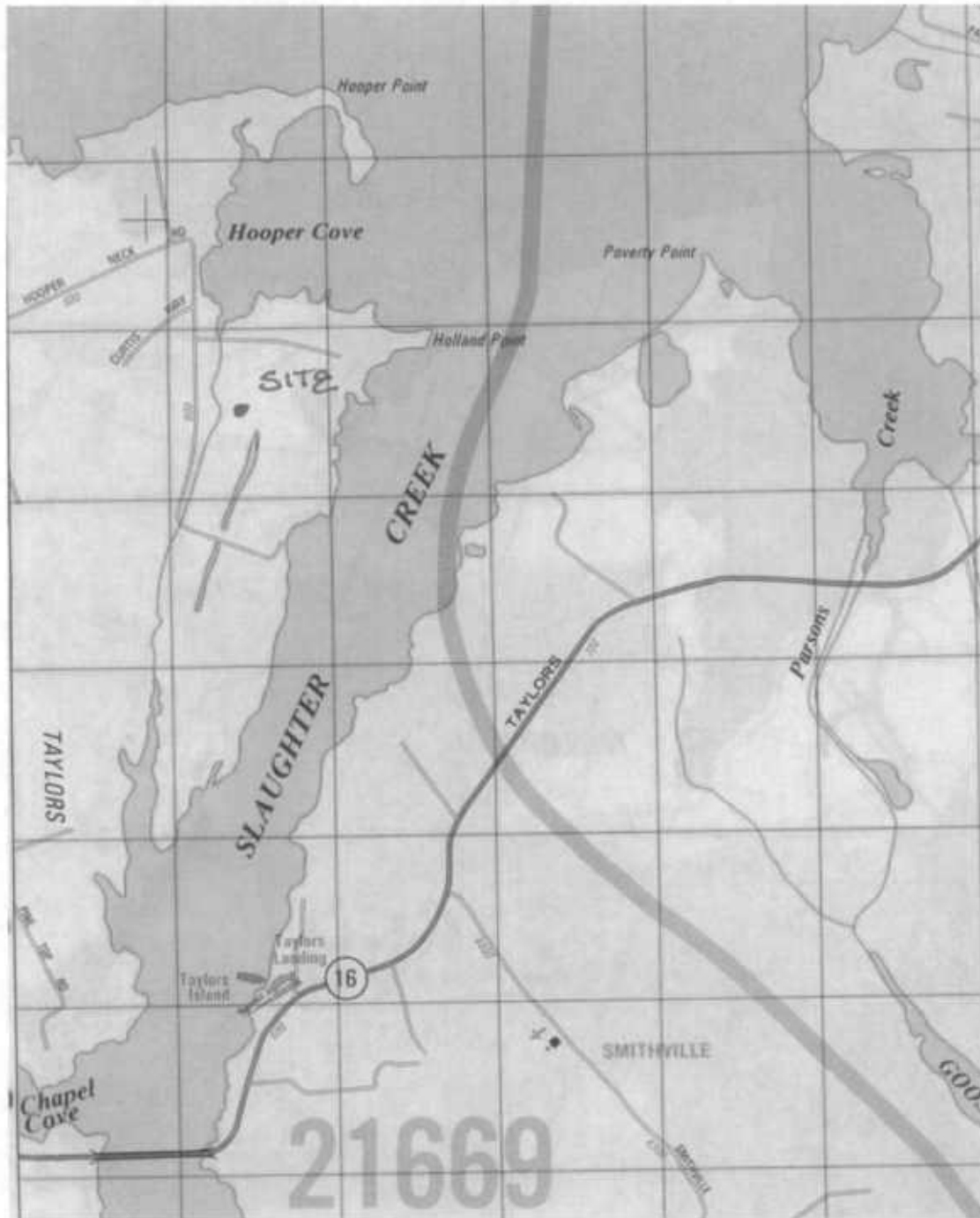


Figure 1 – Property Location Map

2.2 Topography

The topographic information on the United States Geological Survey (USGS) Topographic Quadrangle Map (Taylor's Island, Maryland) for the site vicinity indicates that the subject property is nearly flat. Private tidal wetlands extend through the central portion of the subject property. In addition, unnamed tributaries of Hooper Cove and Slaughter Creek are depicted generally to the north and east of the subject property respectively. Surficial drainage is collected by manmade impoundment features and unnamed tributaries, and is directed toward the north and south, subsequently discharging into the Hooper Cove and Slaughter Creek, respectively. Additionally, surficial drainage may be directed via sheet flow toward Slaughter Creek, located adjacent to the eastern perimeter of the subject property. The topographic information depicted on the Property Plan is generally consistent with that on the USGS Map shown below as *Figure 2*.

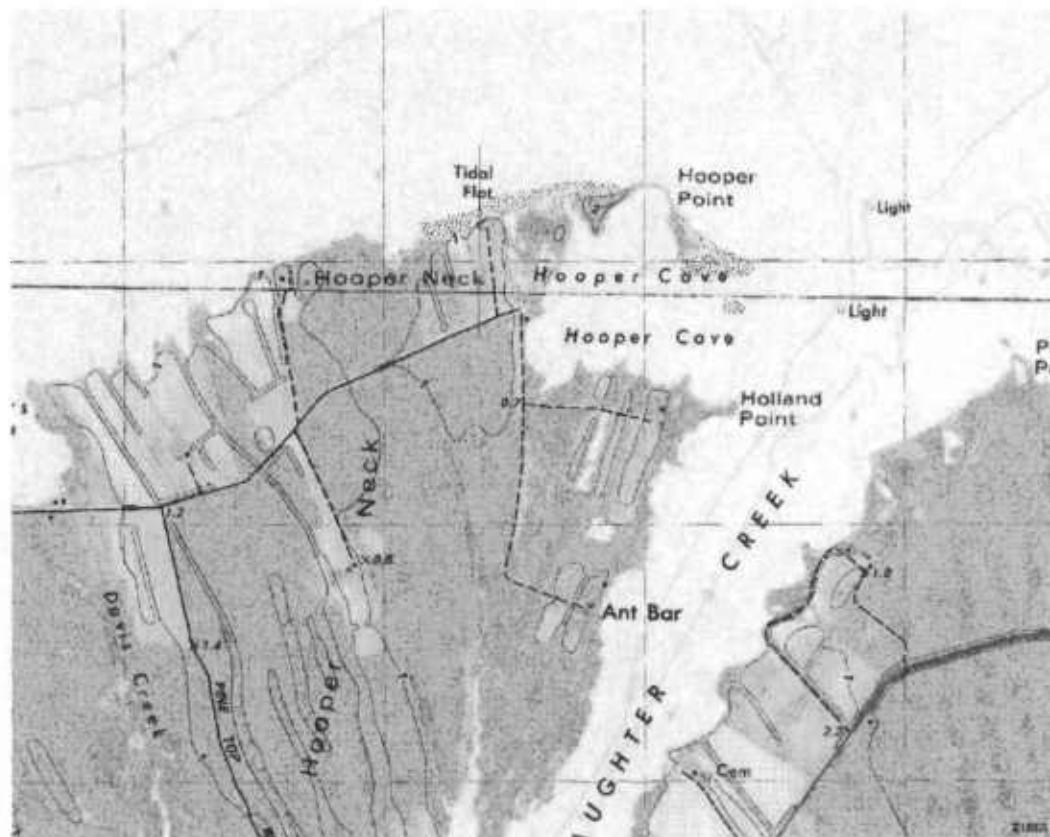


Figure 2 – USGS Quad Map

2.3 Soils

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), *Soil Survey; Dorchester County, Maryland* (1998), the site is underlain by the Othello-Elkton Association, which is described as nearly level, poorly drained soils that formed in silty materials over sandy materials. Specifically, the site is indicated to be underlain by Mattapex silt loams (24A, 24B), Keyport silt loam (20), Elkton silt loam (7), Sunken mucky silt loam (33), and Honga Peat (17). In addition, portions of the site are indicated to contain perennial water features and several "saline spots." See Figure 3 below.

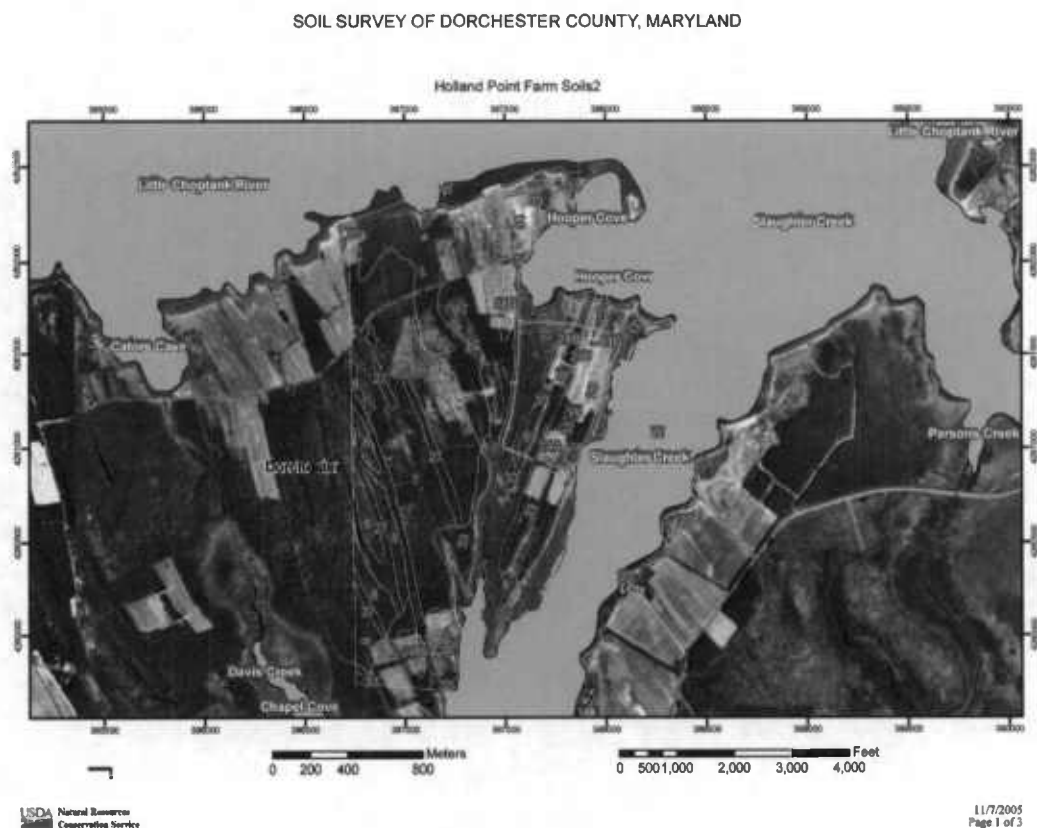


Figure 3 – Dorchester Soil Survey Map

2.4 Geology and Hydrogeology

According to the Maryland Geological Survey (MGS) *Geologic Map of Dorchester County, Maryland* (1968), the Property is situated within the Coastal Plain Physiographic Province, which is generally characterized by interlayered sedimentary deposits from historic marine and estuarine environments. Specifically, the Property is indicated to be underlain by the Lowland Deposits which is characterized by undifferentiated gray to buff sand and gravel, gray to brown lignitic silt and clay, occasional boulders, and rare shell beds.

Hydrologically, the Coastal Plain is underlain by both unconfined and confined aquifers of unconsolidated sediments. Groundwater storage and movement are functions of the

primary porosity of the sediments. Larger storage is provided by gravel and sand, with little to no storage provided by clay. Near-surface, unconfined aquifers typically consist of sediments of higher permeability and are recharged locally, primarily through precipitation that permeates through the unsaturated zone into the aquifer. The water table in unconfined aquifers is therefore highly variable, fluctuating with the seasons and with rates of precipitation. Variations in the groundwater surface and flow generally reflect the topography and relative locations of surface water features. Intermittent confining layers can locally alter the water table conditions. The deeper, confined aquifers are bound by confining layers above and below, creating an artesian system. Confined aquifers are recharged in areas where the formation crops out.

The groundwater flow direction in the site vicinity is assumed to mirror surficial topography. Accordingly, the groundwater flow direction is assumed to be generally toward the north, south and east in the site vicinity.

3.0 SITE AND VICINITY DESCRIPTION

3.1 Site Conditions

3.1.1 Site Description

At the time of the site reconnaissance, the Property contained open fields and woodlands, five manmade impoundments, a dilapidated cottage, shed and hunting/observation tower were observed in the southern and south-central portions of the subject property. A gravel driveway, which originates from Hooper Neck Road, provided access to the existing lodge parcel. A second tar and chip road extends to the area of the southerly impoundments and cottage.

Topographically, the subject property is generally flat.

3.1.2 Other Site Information

GTA personnel did not observe indications of stained soil, stressed vegetation, monitoring wells, pits, ponds, or lagoons on the Property. A network of wells was observed throughout the Property, and was reportedly used to flood the fields to create waterfowl habitat. Several bermed walkways were located on the subject property. Drainage ditches were observed adjacent to some of the open fields.

3.3 Interviews

On September 19, 2007, GTA personnel interviewed Mr. Ray Schoenke, a representative of RSA, the current owner of the subject property. According to Mr. Schoenke, RSA has owned the subject property since 1989. Mr. Schoenke indicated that the subject property consists of a managed hunting preserve, which includes hunting and manmade impoundments and seasonal crop areas.

On September 12, 2007, GTA personnel interviewed Mr. Barry Smith, the manager of Holland Point Farm. Mr. Smith indicated that the subject property is primarily utilized for bird hunting, and that only steel shot is used. Mr. Smith further indicated that, to create habitat for waterfowl, fields on the subject property are flooded converting them into manmade impoundment each fall using a network of wells.

4.0 SITE HISTORY

4.1 Aerial Photographs

In an effort to assess historic land use practices on the site and in the vicinity, GTA reviewed aerial photographs that were taken in the years 1938, 1952, 1957, 1964, 1972, 1980, and 1989 at the Dorchester County Soil Conservation Service (SCS); and 1194, 1998, and 2005 aerial photographs from the Terraserver internet site (www.terraserver.com). See *Figure 4* for the most recent aerial image of the subject property.

The 1938 aerial photograph indicates that the property consisted of open, possibly agricultural, land and woodlands. A road corresponding with the current Hooper Neck Road extended onto the southern portion of the subject property, and appeared to provide access to a residence possibly corresponding to the current dilapidated cottage. The overall property consisted of agricultural fields and woodlands. In addition, a residence was located on the northern portion of the overall property. Land uses in the site vicinity consisted of open land, woodlands, and scattered residences. No indications of large-scale industrial or commercial land uses were observed near the subject property.

The 1952, 1957, 1964, and 1972 aerial photographs indicate that conditions on the subject property and in the site vicinity appeared generally consistent with those observed on the 1938 aerial photograph.

The 1980 aerial photograph indicates that several apparent ponds were located on the subject property. The remaining conditions on the subject property and in the site vicinity appeared generally consistent with those observed on the 1972 aerial photograph.

The 1989 aerial photograph indicates that conditions on the subject property and in the site vicinity appeared generally consistent with those observed on the 1980 aerial photograph.

The 1994 aerial photograph indicates that conditions on the subject property and in the site vicinity appeared generally consistent with those observed on the 1989 aerial photograph. A structure consistent with the current office/storage shed, located north of the subject property, had been constructed on the overall property. Land uses in the site vicinity appeared generally consistent with those observed on the 1989 aerial photograph.

The 1998 and 2005 aerial photographs indicate that water features on the subject property fluctuated during this time period. The remaining conditions on the subject property and in the site vicinity appeared generally consistent with those observed on the 1994 aerial photograph.

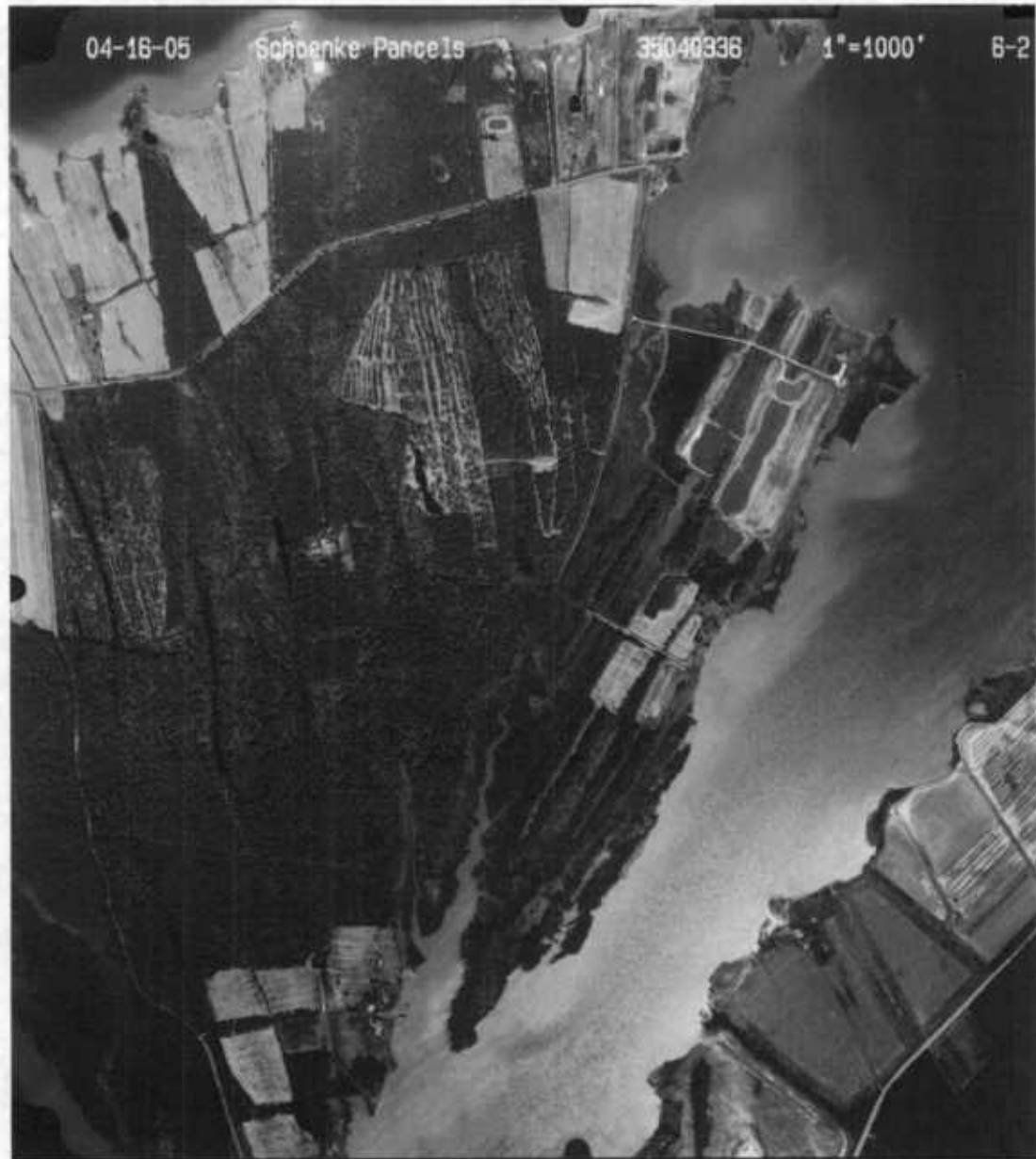


Figure 4 Aerial Photograph

4.2 Historic Maps

GTA personnel reviewed the USGS 15 Minute Topographic Quadrangle Maps (Drum Point, Maryland) dated 1892, 1901, and 1905, and the USGS 7.5 Minute Topographic Quadrangle Map (Taylor's Island, Maryland) dated 1982. It should be noted that the USGS 15 Minute Maps did not identify the groundcover on the subject property or in the site vicinity.

The 1892 and 1901 maps do not indicate structures on the subject property. The majority of the property is indicated to be covered by low-lying areas.

The 1905 map indicates that a residence was located on the southern portion of the property, in the approximate location of the current dilapidated cottage. Four additional structures are indicated on or near the overall property, including a structure located in the approximate location of the current residence and a structure located near the northwestern perimeter of the subject property. A road consistent with the current Hooper Neck Road extended onto the southern portion of the subject property. Consistent with the 1892 and 1901 maps, the majority of the subject property is surrounded by wetlands.

The 1982 map indicates the subject property consisted of open fields, apparent ponds, and woodlands. In addition, structures were located in the approximate locations of the current cottage and residence, on the southern portion of the subject property and the northern portion of the overall property, respectively. The remaining structures depicted on or near the overall property in the 1905 map were no longer present.

4.5 Historic Summary

Based on the information in *Sections 4.1 through 4.4*, the Property contained open, possibly agricultural land and woodlands since prior to 1938. A residence was located on the southern portion of the subject property, in the approximate location of the current dilapidated cottage, since prior to 1905. Four additional structures were located on or near the overall property since prior to 1905, including a structure located in the approximate location of the current residence, and a structure located near the northwestern perimeter of the subject property. It is unclear when the majority of the structures were razed. Historically, land uses in the site vicinity consisted of open land, woodlands, and scattered residences.

5.0 ENVIRONMENTAL INFORMATION

5.1 Known Habitat Protection Areas

The only known Habitat Protection Areas ("HPA's") in the Critical Area portion of the Property are the existing tidal and nontidal wetlands and forested riparian habitat. The wetlands and other sensitive areas are indicated on the Chesapeake Bay Critical Area Exhibit submitted with the Project Drawings.

Preliminary coordination with Mr. Glen Therres of DNR indicates that the forested fingers of land to the south of the existing fields along Slaughter Creek are likely to be considered habitat for the Delmarva Fox Squirrel. The residual lands on the west side of Hooper Neck Road mainly consist of less mature / fragmented loblolly pine forest that is not generally considered consistent with DFS habitat. The layout of the proposed lots in the existing agricultural areas minimizes the impacts to DFS and FIDS.

5.2 Wetland Characterization

GTA was retained to delineate the nontidal wetlands on the Property. The Property contained tidal, forested non-tidal, emergent nontidal and farmed non-tidal wetlands. The forested and emergent non-tidal wetlands were delineated using the routine method described in the current (January 1987) Corps of Engineers Wetland Delineation Manual was used to determine if any wetlands are on the property. This manual uses three parameters to determine if an area is wetlands; the presence of wetland vegetation, hydric soils, and the presence of ground water within 12 inches of the surface for a period of 11 to 21 days during the growing season. In order to be classified as a wetland, all three parameters must be present.

The tidal wetlands boundary was delineated to establish the 100' Chesapeake Bay Critical Area (CBCA) buffer. Generally, the presence of vegetation which grows predominately in

tidal areas, was used to delineate the tidal wetlands. The boundary between "private" and "State" portions of the tidal wetlands was established using the 1972 State Tidal Wetland Maps.

5.3 Forest Areas

The subject property consists of nearly flat, previously managed cropland in addition to large open land and woodlands. The woodlands are consistent with those types and species indicative of the coastal plain.

6.0 CONCLUSION

6.1 Summary

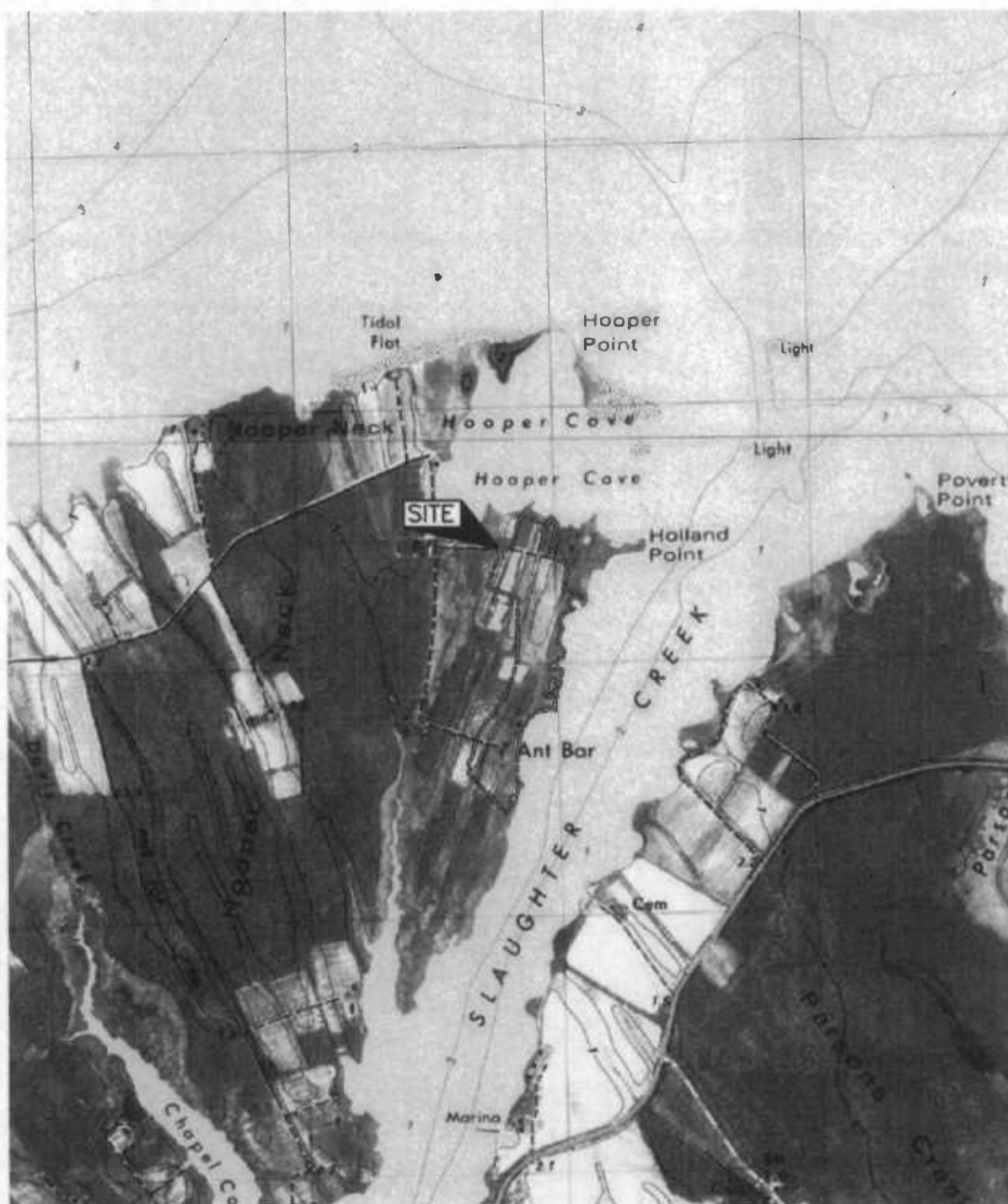
The project has been designed to cluster the proposed residential development in the highly managed portions of the site in a manner that minimizes impacts to Critical Area Resources. The overall density of the project is 1 unit per 20 acres.

The residential units will be served by individual well and shared community wastewater disposal facilities. Access to the site will be by a proposed public road that generally follows the alignment of the existing driveway to minimize impacts to tidal wetlands. The proposed shared sewer facilities were located in the existing stand of managed timber on the west side of Hooper Neck Road. The site plan is attached to this assessment for reference.

The existing roadway (+/- 1848 LF / +/- 27,800 SF) extending south of the entrance to the westerly open space area will be removed in its entirety, removing the existing bifurcation of the central wetland system and restoring an island habitat. This change will significantly enhance the value of the existing tidal wetlands and substantially enhance flushing of the wetlands that were historically impacted by the original filled causeway accessing the cottage parcel to the south. Tidal Buffers will be reestablished according to the enclosed landscape plans.

APPENDIX A

FIGURES



SOURCE:
U.S. GEOLOGICAL SURVEY QUADRANGLE MAP OF TAYLORS ISLAND, MARYLAND DATED
1982.



GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

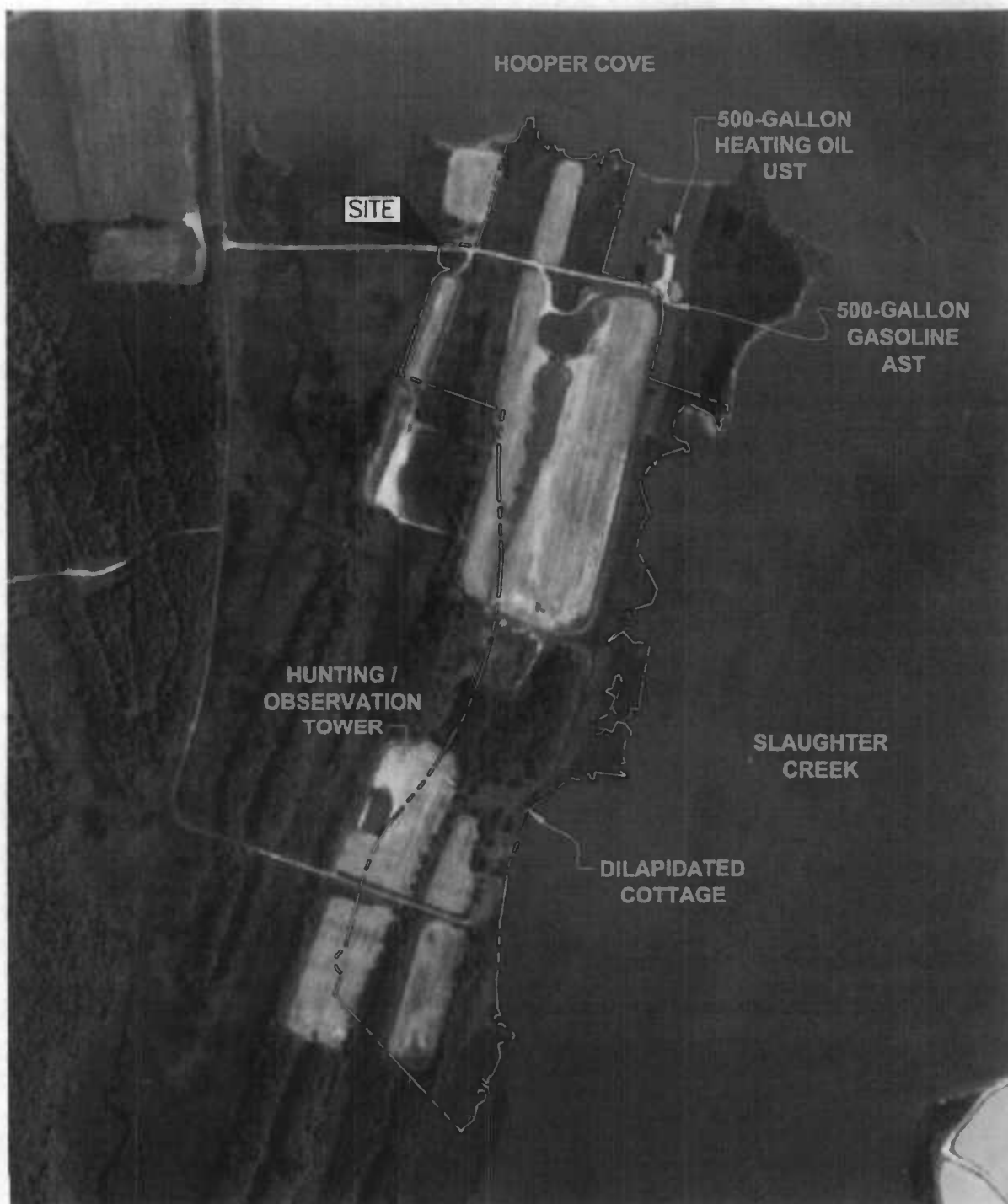
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895

TOPOGRAPHIC MAP HOLLAND POINT FARM

DORCHESTER COUNTY, MARYLAND

JOB NO. 051306	SCALE: 1"=2000'	DATE: AUGUST 2007	DRAWN BY: JAT	REVIEW BY: RWB	FIGURE 2
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G:\GTA\051306-HOLLAND POINT FARM\LOT\LOCATIONS.DWG



SOURCE:
2005 AERIAL PHOTOGRAPH COURTESY OF GOOGLE EARTH.



GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895

SITE SKETCH HOLLAND POINT FARM

DORCHESTER COUNTY, MARYLAND

JOB NO. 051306	SCALE: 1"=600'	DATE: AUGUST 2007	DRAWN BY: JAT	REVIEW BY: RWB	FIGURE 3
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G:\GTA\051306-HOLLAND POINT FARM\LOT\LOCATIONS.DWG

APPENDIX B

SITE PHOTOGRAPHS

PROJECT NAME: Holland Point Farm
DATE PHOTOGRAPHED: August 29, 2007
GTA JOB NUMBER: 051306



Photograph 1: View of the northern portion of the subject property, facing south.



Photograph 2: View of the southern portion of the subject property, facing south.

PROJECT NAME: Holland Point Farm
DATE PHOTOGRAPHED: August 29, 2007
GTA JOB NUMBER: 051306



Photograph 3: View of the southern portion of the subject property, facing southwest.



Photograph 4: View of the northwestern portion of the subject property, facing southeast.

PROJECT NAME: Holland Point Farm
DATE PHOTOGRAPHED: August 29, 2007
GTA JOB NUMBER: 051306



Photograph 5: View of the northern portion of the subject property, facing north.



Photograph 6: View of the interior of the cottage located on the southern portion of the subject property.

PROJECT NAME: Holland Point Farm
DATE PHOTOGRAPHED: August 29, 2007
GTA JOB NUMBER: 051306



Photograph 7: View of a hunting blind located on the northern portion of the subject property.



Photograph 8: View of an AST and drum located near the northern perimeter of the subject property.

72-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: DORCHESTER

Date: December 17, 2007

Tax Map #	Parcel #	Block #	Lot #	Section
49	8	20		
49	4	21		
59	1	2		

Tax ID: 4-055441

FOR RESUBMITTAL ONLY

Corrections ☒
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Holland Point Preserve

Project location/Address Hooper Neck Road

City Taylors Island Zip

Local case number 1114

Applicant: Last name Usab First name Kenneth

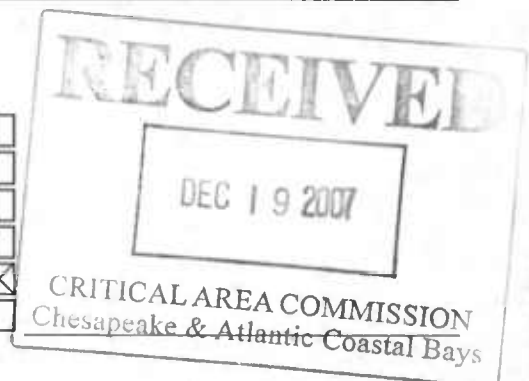
Company Morris, Ritchie and Assoc.

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☐
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

☐
☐
☐
☐
☒
☐



Local Jurisdiction Contact Information:

Last name DODD First name STEVE

Phone # 410-228-3234 Response from Commission Required By

Fax # 410-228-1563 Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

14 lot residential subdivision

Intra-Family Transfer ☐
Grandfathered Lot ☐

Growth Allocation ☐
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		
RCA Area	230	
Total Area		

Total Disturbed Area

Acres	Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	141		Existing Impervious Surface		
Created Forest/Woodland/Trees	6.6		New Impervious Surface		
Removed Forest/Woodland/Trees	8.8		Removed Impervious Surface		
			Total Impervious Surface	?	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Impervious Surface ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

DC 72-06

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Dorchester Co. Date: 2/7/05
Name of Project (site name, subdivision name, or other): Holland Point Preserve
Local case number: 1114
Project location/Address: Hooper Neck Rd

Tax map# 49 Block# 4 Lot# Parcel# 8

Type of application: 59
(Select all applicable)

☒ SUBDIVISION
☐ SITE PLAN
☐ VARIANCE:
Buffer Slope
Imp. Surf. Other
☐ SPECIAL EXCEPTION
☐ CONDITIONAL USE
☐ REZONING
☐ GRADING PERMIT
☐ BLDG PERMIT
☐ INTRAFAMILY
☐ GROWTH ALLOCATION
☐ OTHERS

Type of Project:
(Select all applicable)

☒ RESIDENTIAL
☐ COMMERCIAL
☐ WATER DEPENDENT
FACILITY/PIER/MARINA
☐ INDUSTRIAL
☐ MIXED USE
☐ REDEVELOPMENT
☐ SHORE EROSION PROTEC.
☐ AGRICULTURE
☐ OTHERS
eg. PUD

Current Use:
(Select all applicable)

☐ COMMERCIAL
☐ RESIDENTIAL
☒ AGRICULTURE
☒ FOREST/BUFFER/WOODLAND
☐ INDUSTRIAL
☐ INSTITUTIONAL
☐ OPEN SPACE/RECRE.
☐ SURFACE MINING
☐ VACANT
☐ WATER DEPENDENT
FACILITY/PIER/MARINA
☐ OTHERS

Describe Proposed use of project site: Proposed 14 lot residential
sub division

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 263

IDA ACRES	<u> </u>	AREA DISTURBED:	<u> </u>
LDA ACRES	<u> </u>	# LOTS CREATED:	<u>14</u>
RCA ACRES	<u>263</u>	# DWELLING UNITS:	<u>14</u>

AGRICULTURAL LAND:

EXISTING FOREST/WOODLAND/TREES: FOREST/WOODLAND/TREES REMOVED:

FOREST/WOODLAND/TREES CREATED:

EXISTING IMPERVIOUS SURFACE: PROPOSED IMPERVIOUS SURFACE:

TOTAL IMPERVIOUS SURFACE:

GROWTH ALLOCATION DEDUCTED:

RCA to LDA: RCA to IDA: LDA to IDA:

RECEIVED

FEB 9 2006

CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: S. Dodd
Telephone number: 410-228-3234
Response from Commission required by: 3/9/06

Hearing Date:

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

February 23, 2006

Mr. Steve Dodd
Dorchester County Planning and Zoning Office
P.O. Box 107
Cambridge, Maryland 21613

RE: DC 72-06 1114 Holland Point Preserve
Dorchester County Case # 1114

Dear Mr. Dodd:

Thank you for providing information on the requested project. I have reviewed the plan submitted, and have the following comments:

- 1) The Critical Area boundary and corresponding acreage must be provided to determine allowable RCA density.
- 2) The 100-foot Buffer is not shown on the plan; please have the applicant resubmit the plan with the 100-foot Buffer. The 100-foot Buffer shall be established from the mean high water line of tidal waters and from the landward edge of tidal wetlands, and tributary streams. In accordance with the Critical Area Criteria, the Buffer may need to be expanded for contiguous sensitive areas. The 100-foot Buffer needs to be shown on the plan and should be addressed in the environmental report.
- 3) Plan comments indicate that tidal and nontidal wetlands may exist on the property; however, no wetlands have been identified. For Critical Area purposes, the 1972 State Tidal Wetlands Maps and field verification should be used to determine if tidal wetlands are present on a site. Field verification, and if necessary a field delineation, should be used to determine the exact boundary of tidal wetlands and to distinguish between State and private tidal wetlands. State tidal wetlands should not be included within the boundaries of any privately owned lot or parcel and cannot be used for density calculations or to meet the performance standards for development within the Critical Area. Please provide a revised plan which clearly depicts the location of all tidal and nontidal wetlands. Please note that the site plan shows a property line different from the shoreline.

Mr. Dodd
February 23, 2006
Page 2

- 4) Topography and soil information must be shown on the plan in order to determine if the 100-foot Buffer has been properly expanded for steep slopes and nontidal wetlands.
- 5) To date, a copy of the environmental report for this project was not received by the Commission. Additional information is needed regarding the environmental features of the site.
- 6) In accordance with § 155-38.J.18 of the Dorchester County Code, when agricultural lands are converted to other uses, the 100-foot Buffer shall be established in natural forest vegetation, a Buffer Management Plan should be developed to address this requirement. Appropriate notes must be placed on the plat indicating that this area shall be vegetated, and that clearing or removal of natural vegetation within the 100-foot Buffer is prohibited.
- 7) The plan does not include information about current forest cover or proposed clearing; therefore, it cannot be determined if reforestation or afforestation will be required. Forest establishment and replacement requirements are set forth in § 155-38.H.4 of the Dorchester County Code.
- 8) The plan does not include a key. A key would be helpful in identifying the environmental and other features of the site.
- 9) The plan does not clearly identify the existing structures located on the parcels. It is necessary to show the location of existing and future structures so that compliance with the impervious surface limitations identified in § 155-38.O of the Dorchester County Code can be demonstrated. Also, existing structures will determine how many new structures are permitted per the RCA density limits.
- 10) Please provide a letter from the Department of Natural Resources History Division regarding the presence of rare, threatened, or endangered species and other habitats. This information must be evaluated and addressed before the subdivision is approved.

Thank you for the opportunity to provide comments on this subdivision. Please provide revised plans and the additional information request. If you would like to discuss these comments, please call me at (410)260-3481.

Sincerely,



Jennifer B. Lester
Natural Resources Planner

PLANTING SUMMARY

BUFFER ESTABLISHMENT	
TOTAL BUFFER PLANTING	0.38 ACRES TOTAL REQUIRED
TYPE "A" BUFFER PLANTING ON LOTS PROVIDED	3.78 ACRES OF PLANTING CREDIT ON LOTS
TYPE "B" BUFFER PLANTING ON LOTS PROVIDED	0.25 ACRES OF PLANTING CREDIT ON LOTS
TYPE "C" BUFFER AFFORESTATION PLANTING PROVIDED ON RESERVE PARCELS A	1.48 ACRES OF BUFFER PLANTING CREDIT
SUBTOTAL	5.38

AFFORESTATION FOR CLEARING OUTSIDE BUFFER

EXISTING PARCEL 8 DATA	
TOTAL FOREST CLEARING ON EXISTING PARCEL 8	3.81 ACRES
BP CONSTRUCTION	
FORCE MAIN INSTALLATION / ACCESS EASEMENT	
PROPOSED CLEARING FOR LOTS 7 & 8	
EXISTING FOREST IN CRITICAL AREA ON EXISTING PARCEL 8	37.79 ACRES
PERCENT OF FOREST CLEARING ON PARCEL 8	10.06 PERCENT + 30% OF EX. FOREST IN CA
AFFORESTATION FOR EXISTING PARCEL 8 TO BE COMPENSATED BY PAYMENT INTO THE COUNTY AFFORESTATION FUND	3.81 ACRES

EXISTING PARCEL 1 DATA

TOTAL FOREST CLEARING ON EXISTING PARCEL 1	3.42 ACRES
FORCE MAIN INSTALLATION / ACCESS EASEMENT	
PROPOSED CLEARING	
AFFORESTATION FOR TYPE "C" BUFFER PLANTING ON EXISTING LOT 1 OR PROPOSED RESERVE PARCELS A, B, C, D, E	3.42 ACRES

TYPE "A" PLANTING UNIT

TOTAL PLANTING PER 1/15K UNIT IS 1.15 ACRES (DO NOT EXCEED COUNTY TYPE "C" UNIT)	1.15 ACRES
VEGETATION TYPE	40
OVERSTORY TREES	42 1" INCH CALIPER - 8 FT HIGH
UNDERSTORY TREES	36 2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	75 1 GALLON CONTAINER

TOTAL TYPE "A" PLANTING

VEGETATION TYPE (BOTANICAL / COMMON NAME)	40
OVERSTORY TREES	
ACER RUBRUM / RED MAPLE	23 1" INCH CALIPER - 8 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	23 1" INCH CALIPER - 8 FT HIGH
PRUNUS TENDRA / LOBLOLLY PINE	344 1" INCH CALIPER - 8 FT HIGH
QUERCUS PHELLODES / WILLOW OAK	48 1" INCH CALIPER - 8 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	23 1" INCH CALIPER - 8 FT HIGH
SUBTOTAL	479

UNDERSTORY TREES

AMELANCHIER CANADENSIS / SERVICEBERRY	33 2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	36 2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	60 2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	60 2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	36 2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	325

SHRUBS

ARONIA ARBUTIFOLIA / RED CHOKERBERRY	123 1 GALLON CONTAINER
CLETHRA ALPINA / SWEET PEPPERBUSH	123 1 GALLON CONTAINER
CORNUS AMOMIUM / BLUE DOGWOOD	266 1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	164 1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPINE	41 1 GALLON CONTAINER
MYRTICA CESPICATA / WAX MYRTLE	64 1 GALLON CONTAINER
SUBTOTAL	508

TYPE "B" PLANTING UNIT

TOTAL PLANTING PER 1/15K UNIT IS 1.15 ACRES (DO NOT EXCEED COUNTY TYPE "C" UNIT)	1.15 ACRES
VEGETATION TYPE	40
OVERSTORY TREES	12 1" INCH CALIPER - 8 FT HIGH
UNDERSTORY TREES	10 2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	15 1 GALLON CONTAINER

TOTAL TYPE "B" PLANTING

VEGETATION TYPE (BOTANICAL / COMMON NAME)	40
OVERSTORY TREES	
ACER RUBRUM / RED MAPLE	3 1" INCH CALIPER - 8 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	3 1" INCH CALIPER - 8 FT HIGH
PRUNUS TENDRA / LOBLOLLY PINE	43 1" INCH CALIPER - 8 FT HIGH
QUERCUS PHELLODES / WILLOW OAK	3 1" INCH CALIPER - 8 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	3 1" INCH CALIPER - 8 FT HIGH
SUBTOTAL	58

UNDERSTORY TREES

AMELANCHIER CANADENSIS / SERVICEBERRY	8 2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	12 2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	12 2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	12 2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	8 2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	47

SHRUBS

ARONIA ARBUTIFOLIA / RED CHOKERBERRY	11 1 GALLON CONTAINER
CLETHRA ALPINA / SWEET PEPPERBUSH	11 1 GALLON CONTAINER
CORNUS AMOMIUM / BLUE DOGWOOD	36 1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	14 1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPINE	4 1 GALLON CONTAINER
MYRTICA CESPICATA / WAX MYRTLE	4 1 GALLON CONTAINER
SUBTOTAL	76

PLANTING CREDIT

TOTAL PLANTING CREDIT	5.38 ACRES
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SEED MAINTENANCE

1. BRADICATION OF INVASIVE OR UNDESIRABLE VEGETATION IS RECOMMENDED PRIOR TO SEEDING.
2. ONLY A LICENSED SPRAY TECHNICIAN SHOULD APPLY AN APPROVED HERBICIDE, I.E. GLYPHOSATE, IN ORDER TO BRADICATE INVASIVE AND UNDESIRABLE VEGETATION.
3. PRIOR TO SEEDING, EXCESS DEAD VEGETATION AND/OR PERSISTENT WEEDS SHOULD BE TILLED INTO THE SOIL. TILLING OF SOIL IS NOT RECOMMENDED FOR NET SITES.
4. MAINTAIN FIELD SOIL CONDITIONS SO THAT MODERATE PHOSPHOROUS AND POTASSIUM LEVELS ARE ACHIEVED ACCORDING TO SOIL TEST RESULTS. KEEP THE SOIL PH LEVEL AT 5.0 FOR CONSERVATION COVER FOR FORAGE PRODUCTION. WHETHER FOR HAY OR GRAZING, A PH OF 6.0 SHOULD BE MAINTAINED.
5. FOR MAXIMUM FORAGE AND BIOMASS PRODUCTION, APPLY 40-60 LB OF NITROGEN PER ACRE IN SPLIT APPLICATIONS, BUT ONLY AFTER SUCCESSFUL ESTABLISHMENT (HAY OR SECOND YEAR AFTER PLANTING). APPLY THE FIRST APPLICATION IN MAY WHEN GROWTH IS LESS THAN 8", AND THE SECOND HALF IN MIDSUMMER BY MAINTAINING A HEALTHY, VIGOROUS STAND OF WARM SEASON GRASSES TO MINIMIZE THE POSSIBILITY OF BROADLEAF WEED OR WOODY INVASION PROBLEMS.
6. DO NOT HARVEST THE STAND THE FIRST YEAR OF ESTABLISHMENT. DURING THE ESTABLISHMENT YEAR, MAKE AN ASSESSMENT 4-6 WEEKS AFTER PLANTING TO DETERMINE IF WEED CONTROL IS NECESSARY. WEED CONTROL CAN BE ACCOMPLISHED THROUGH SEVERAL METHODS. THE EASIEST AND CHEAPEST MAY BE TO CLIP THE STAND WITH A SICKLE BAR MOWER OR ROTARY MOWER TO A HEIGHT WHERE ONLY THE LEAF TIPS ARE CUT AND THE GROWING POINT IS NOT DAMAGED. THIS WILL REDUCE THE SHADING AND WILL NOT HURT THE EMERGING SEEDLINGS.
7. ALL SEEDING AREAS SHALL HAVE A PROTECTIVE COVER OF 3 STRAW MULCH UNTIL THEY ARE WELL ESTABLISHED.
8. PRIOR TO FINAL DETERMINATION OF SEED MIXES, SOIL PH SHOULD BE TESTED AND SPECIES SHOULD BE SELECTED FOR THAT PH IN ORDER TO BETTER ACHIEVE A SUCCESSFUL SEED ESTABLISHMENT.

SEED MIXES

- M-1 WARM SEASON GRASS MIX (SEEDING RATE 35 LBS/ACRE)
- 40.0% HORDEUM VULGARE GRAIN BARLEY
 - 26.0% ANDROPOGON GERARDII, NAGRA NAGRA BIG BLUESTEM
 - 14.0% ANDROPOGON SCOPARIUS, CAMPER CAMPER LITTLE BLUESTEM
 - 14.0% SORGHASTRUM NITANS, RIMSEY RIMSEY INDIAN GRASS
 - 6.0% PANICUM VIRGATUM, CAVE-IN-ROCK CAVE-IN-ROCK SWITCH GRASS

THE SEED SPECIFICATION LISTED ABOVE IS EQUAL TO ERNST CONSERVATION SEED MIX FROM THE AS MANUFACTURED AND SUPPLIED BY ERNST CONSERVATION SEEDS, 1500 HUNTER PIKE, HEADVILLE, PA 16009, OR APPROVED EQUAL. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.

- RECOMMENDED, OPTIMAL TIME
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- DEPENDENT UPON SITE CONDITIONS

- DEPENDENT UPON SITE CONDITIONS. WEEKLY WATERING IS STRONGLY RECOMMENDED FROM MAY THROUGH OCTOBER 1ST UNLESS WEEKLY RAINFALL EQUALS 1".
- NOTES:
- 1. ACTIVITIES DURING NOVEMBER THROUGH FEBRUARY DEPEND ON GROUND CONDITIONS.
- 2. NO FALL PLANTING OF OAKS AND PINES.
- 3. THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CONDITIONS. THIS CALENDAR IS A GENERAL GUIDE. SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.
- 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD NO LESS THAN 24 MONTHS UPON INSTALLATION BASED ON A 10% SURVIVAL RATE.

TYPE "C" AFFORESTATION PLANTING UNIT

SUPPLEMENTAL BUFFER ESTABLISHMENT FOR LOTS 1-5	1.48 ACRES
AFFORESTATION FOR CLEARING ON EX. PARCEL 1	0.42

TOTAL PLANTING PER 1/15K UNIT IS 1.15 ACRES (DO NOT EXCEED COUNTY TYPE "C" UNIT)

VEGETATION TYPE	40
OVERSTORY TREES	42 1" INCH CALIPER - 8 FT HIGH
UNDERSTORY TREES	36 2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	75 1 GALLON CONTAINER

TOTAL TYPE "C" PLANTING

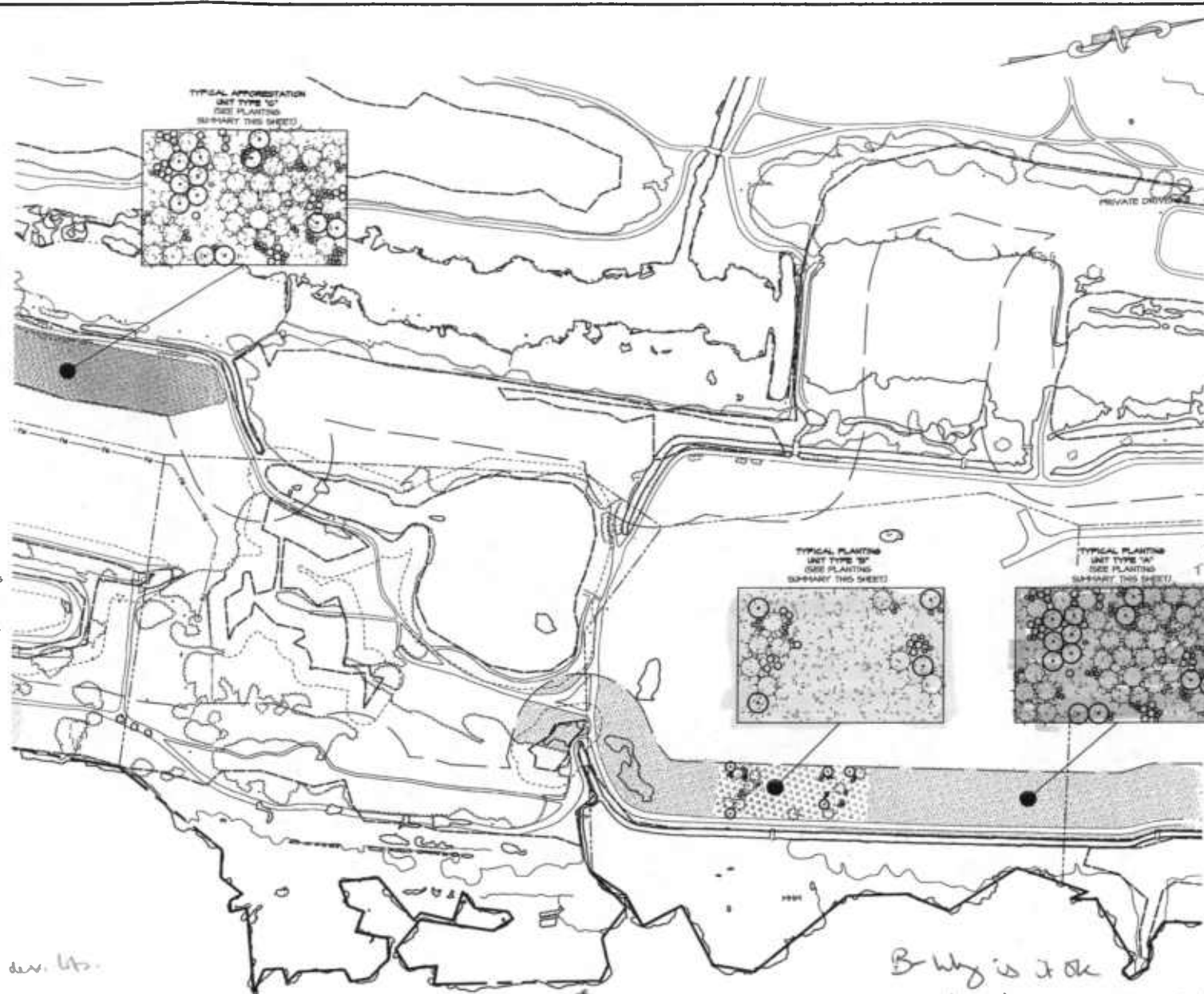
VEGETATION TYPE (BOTANICAL / COMMON NAME)	40
OVERSTORY TREES	
ACER RUBRUM / RED MAPLE	51 1" INCH CALIPER - 8 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	11 1" INCH CALIPER - 8 FT HIGH
PRUNUS TENDRA / LOBLOLLY PINE	167 1" INCH CALIPER - 8 FT HIGH
QUERCUS PHELLODES / WILLOW OAK	20 1" INCH CALIPER - 8 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	11 1" INCH CALIPER - 8 FT HIGH
SUBTOTAL	123

UNDERSTORY TREES

AMELANCHIER CANADENSIS / SERVICEBERRY	36 2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	31 2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	48 2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	48 2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	36 2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	199

SHRUBS

ARONIA ARBUTIFOLIA / RED CHOKERBERRY	36 1 GALLON CONTAINER
CLETHRA ALPINA / SWEET PEPPERBUSH	36 1 GALLON CONTAINER
CORNUS AMOMIUM / BLUE DOGWOOD	36 1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	76 1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPINE	36 1 GALLON CONTAINER
MYRTICA CESPICATA / WAX MYRTLE	76 1 GALLON CONTAINER
SUBTOTAL	360



BUFFER PLANTING PLAN
SCALE: 1"=100'

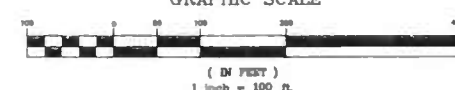
MAINTENANCE CALENDER

TASKS	MONTHS												MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Transplant of 1" DBH or Greater																								
Planting Container Stock																								
Minimum Monitoring For First Year																								
Fertilizer (if needed)*																								
Water**																								

LEGEND

- AREA OF AFFORESTATION
- WARM SEASON GRASS MIX
- SHRUB 8 GALLON CONTAINER
- UNDERSTORY TREE (2" TALL, 3 GALLON CONTAINER)
- DECIDUOUS OVERSTORY TREE (1" CALIPER, 6" HIGH)
- EVERGREEN OVERSTORY TREE (1" CALIPER, 6" HIGH)

GRAPHIC SCALE



MRA
MORRIS & RITCHIE
ASSOCIATES, INC.

RECREATION, PLANNING,
ENVIRONMENTAL, AND
LANDSCAPE ARCHITECTS

404 S. BEDFORD STREET
SUITE 5
GEORGETOWN, DE 19847
302-855-0744
302-855-0157 FAX
www.mraonline.com

OWNER/DEVELOPER

RAY SCHOENKE & ASSOC., INC.
P.O. BOX 2068
GERMANTOWN, MD 20875
PHONE: (301) 948-2452
FAX: (301) 947-8908

HOLLAND POINT PRESERVE

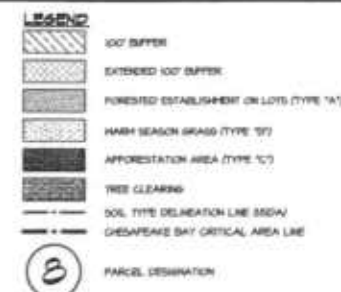
IMPROVEMENT PLANS
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND

NO.	REVISION	DATE
13057	04/11/22/08	

**BUFFER
ENHANCEMENT
AREA**

SHEET NUMBER

BE-1



SITE DATA

PARCEL 21	PARCEL 4	PARCEL 1	PARCEL 8	TOTAL
1.50	14.28	13.01	84.04	112.83
0.68	3.80	0.06	N/A	4.54
1.60	52.81	36.01	1.87	92.29
N/A	2.01	1.49	32.26	35.76
N/A	16.45	20.88	5.61	43.94
0.14	41.56	32.83	35.87	110.40
N/A	0.12	2.36	5.75	6.23
N/A	2.58	5.32	41.25	49.15
N/A	3.35	1.21	N/A	4.56
N/A	0.24	0.79	N/A	1.03
N/A	N/A	1.40	N/A	1.40
N/A	N/A	0.42	N/A	0.42

CRITICAL AREA DATA: ACRES

ACRES	%
TOTAL PARCEL SIZE	282.19 100%
PARCEL 21	1.50 0.5%
PARCEL 4	14.28 5.1%
PARCEL 1	13.01 4.6%
PARCEL 8	84.04 30.1%
TOTAL CRITICAL AREA	112.83 40.0%
TOTAL NON-CRITICAL AREA	169.36 60.0%
EXISTING FORESTED AREA	140.00 50.0%
FORESTED AREA TO BE CLEARED	0.00 0.0%
LOT 5	0.18 0.06%
LOT 1	0.18 0.06%
SHARED BIP RESERVE AREA AND FORCE MAIN CLEARING (ON EX. PARCEL 21) FOR CHAIN CLEARING AND LOT 5 CLEARING (ON EX. PARCEL 1)	1.81 0.6%
REQUIRED AFFORESTATION	4.28 1.5%
AFFORESTATION FOR EX. PARCEL 8 CLEARING-PAYMENT OF FEE TO COUNTY FUND	3.81 1.3%
AFFORESTATION FOR CLEARING ON EX. PARCEL 1	0.47 0.2%
TOTAL AFFORESTATION PROVIDED	4.28 1.5%

ALLOWABLE LOT COVERAGE PER LOT

LOT NO.	LOT ACRES	MAX. ALLOWABLE LOT COVERAGE BASED ON CLUSTERED LOT CONFIGURATION	ACRES	%
1	8.00	4,800	0.48	6.0%
2	5.64	3,384	0.36	6.4%
3	10.83	6,498	0.65	6.0%
4	4.28	2,568	0.26	6.1%
5	12.64	7,584	0.60	4.7%
6	9.71	5,826	0.46	4.7%
7	8.90	5,340	0.44	4.9%
8	8.61	5,166	0.44	5.1%
TOTAL	81.36	44,436	2.73	3.4%

SUPPLEMENTAL DATA

RESERVE 'A' AREA	55.64 AC (RESERVE PARCEL INSIDE CRITICAL AREA)
RESERVE 'B' AREA	35.30 AC (RESERVE PARCEL OUTSIDE CRITICAL AREA)
SHARED BIP SRA AREA	4.28 AC
IN THE CRITICAL AREA	
TOTAL EXISTING LOT COVERAGE	14,430 12.8%
EX. LOT COVERAGE TO REMAIN	14,430 12.8%
NEW PROPOSED LOT COVERAGE EXCLUDING AREA ON RES. LOTS	1,000 0.9%
TOTAL LOT COVERAGE IN CRITICAL AREA	15,430 13.7%
TOTAL PERCENT LOT COVERAGE IN AREAS EXCLUDING PRIVATE TIDAL WETLANDS	15.6 10.5

NOTES

1. TOTAL PARCEL SIZE EXCLUDES NON-CONTIGUOUS ISLAND AREA. NON-CONTIGUOUS AREA INCLUDES 0.31 AC. OF PRIVATE TIDAL WETLANDS.

2. THE CLEARING LIMIT IS SHOWN FOR THE PURPOSE OF APPROXIMATING THE EFFECTS OF 10 AC. OF LOT CLEARING. THE FINAL LOCATION OF THE 10 AC. CLEARING LIMITS WILL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT ISSUANCE, SUBJECT TO REQUIRED SETBACKS AS APPROVED BY DORCHESTER COUNTY PLANNING AND ZONING.

3. NO ROAD OR BUILDING CONSTRUCTION SHALL BE PERFORMED WITHIN THE 500' BUFFER DISTANCE DURING THE DESIGNATED NESTING SEASON (DECEMBER 15 TO JUNE 15).

SOILS DATA

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
1	ELUTION SILT LOAM	D
8	ELUTION HEAVY SILT LOAM, VERY FINE	D
17	KOMBA PEAT	D
30	KENTPORT SILT LOAM	C
24A	HATTAPPEX SILT LOAM, 0 TO 2 PERCENT SLOPES	C
24B	HATTAPPEX SILT LOAM, 2 TO 5 PERCENT SLOPES	C
27	OTHELLO AND KENTRICK SOILS	D
35	BARREN HEAVY SILT LOAM	D
34	UDORTHENTS	D
4	WATER	



for use all
443-286-5190

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERING, PLANNING, SURVEYING, AND LANDSCAPE ARCHITECTURE

404 S. BEDFORD STREET
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FAX: (301) 947-8908

HOLLAND POINT PRESERVE

IMPROVEMENT PLANS
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND

NO. 13057

REVISION

DATE

13057

CD

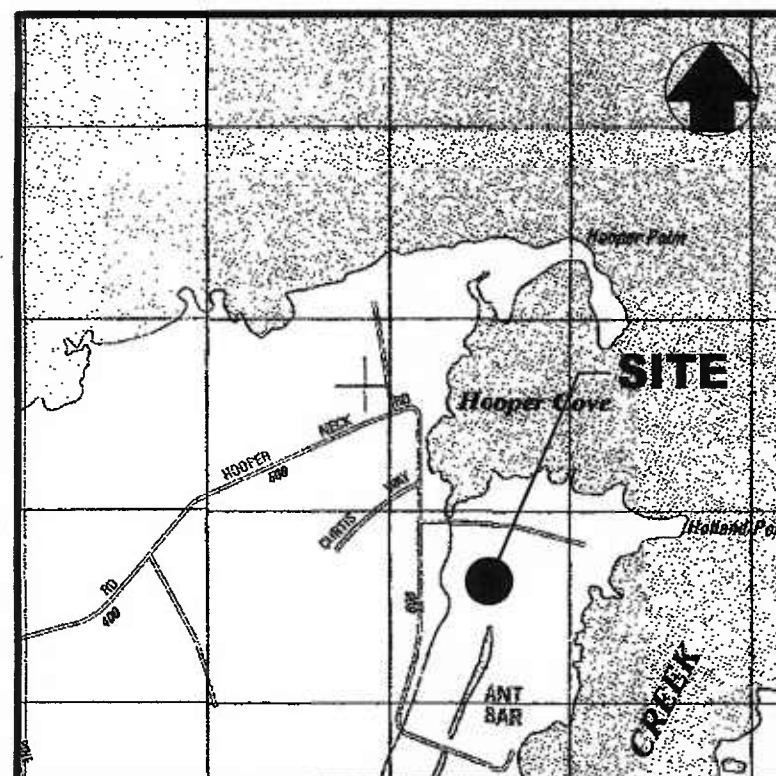
11/22/09

SHEET TITLE

CHESAPEAKE BAY CRITICAL AREA EXHIBIT

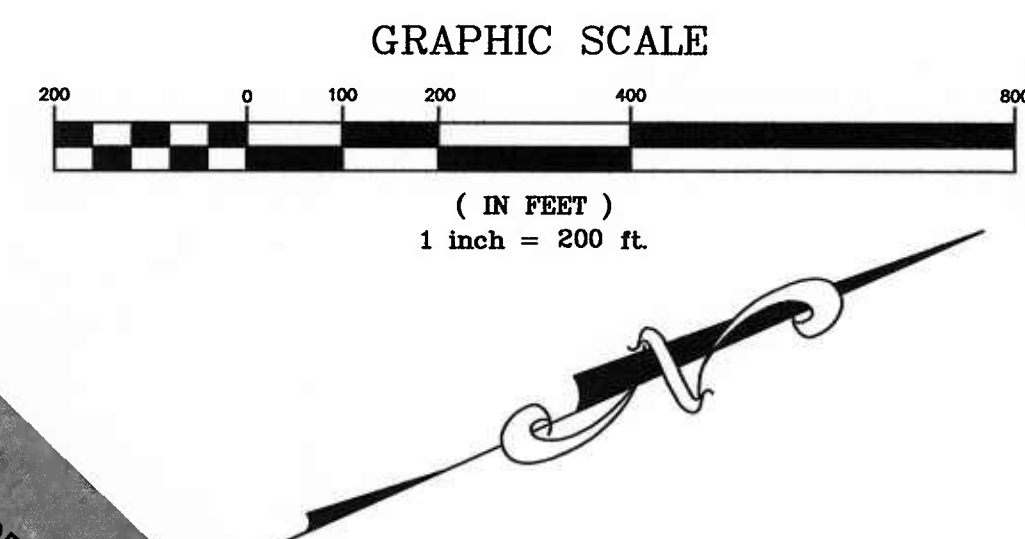
SHEET NUMBER

CA-1



VICINITY MAP
SCALE: 1"=2000'

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PERMITTED USE No. 20706143
MAP No. &
GRID



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ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND
LANDSCAPE ARCHITECTS

404 S. BEDFORD STREET
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OWNER/DEVELOPER
RAYMOND SCHOENKE
21151 WOODFIELD RD
LAYTONSVILLE, MD 20882
BUS: (301) 946-2462
BUS FAX: (301) 947-8906

HOLLAND POINT PRESERVE

DORCHESTER COUNTY, MARYLAND

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NO.	REVISION	DATE
JOB NO.	DRAWN BY	ISSUED
13957	PAM	12/12/07

SHEET TITLE
AERIAL
OVERLAY

SHEET NUMBER

AO-1

HOLLAND POINT PRESERVE

FOURTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

RECORD PLATS

SITE DATA:

1. PROJECT TITLE/NAME:
ADDRESS:

HOLLAND POINT PRESERVE
HOOPER NECK ROAD
TAYLORS ISLAND, MARYLAND 21664
DORCHESTER COUNTY
- TAX MAP NO.
TAX MAP NO.
TAX MAP NO.

MAP 44, PARCEL 8
MAP 44, PARCEL 4
MAP 54, PARCEL 1
2. OWNER/DEVELOPER INFORMATION:

OWNER

DEED REF.

RAY SCHOENKE & ASSOC., INC.
P.O. BOX 2068
GERMANTOWN, MD. 20875

LIBER 261, FOLIO 658
LIBER 122, FOLIO 341
LIBER 255, FOLIO 421
3. ZONING INFORMATION:

PRESIDENT ZONING: RC & AG
4. LAND USE INFORMATION:

PRESIDENT USE: RESOURCE CONSERVATION/AGRICULTURAL CONSERVATION
PROPOSED USE: RESIDENTIAL/RESOURCE CONSERVATION
5. NET DEVELOPMENT
COMPUTATIONS:

AREA TOTALS:
NUMBER OF SINGLE-FAMILY LOTS: 8
AREA OF SINGLE-FAMILY LOTS: 61.91 AC.
NUMBER OF PARCELS: 3
OPEN SPACE AREA: 195.25 AC.
RIGHT OF WAY AREA: N/A
TOTAL ENCLOSED AREA: 263.10 AC.
TOTAL SITE AREA: 263.10 AC.
DEED REFERENCE: LIBER 261, FOLIO 658
LIBER 122, FOLIO 341
LIBER 255, FOLIO 421
6. LOT DATA:

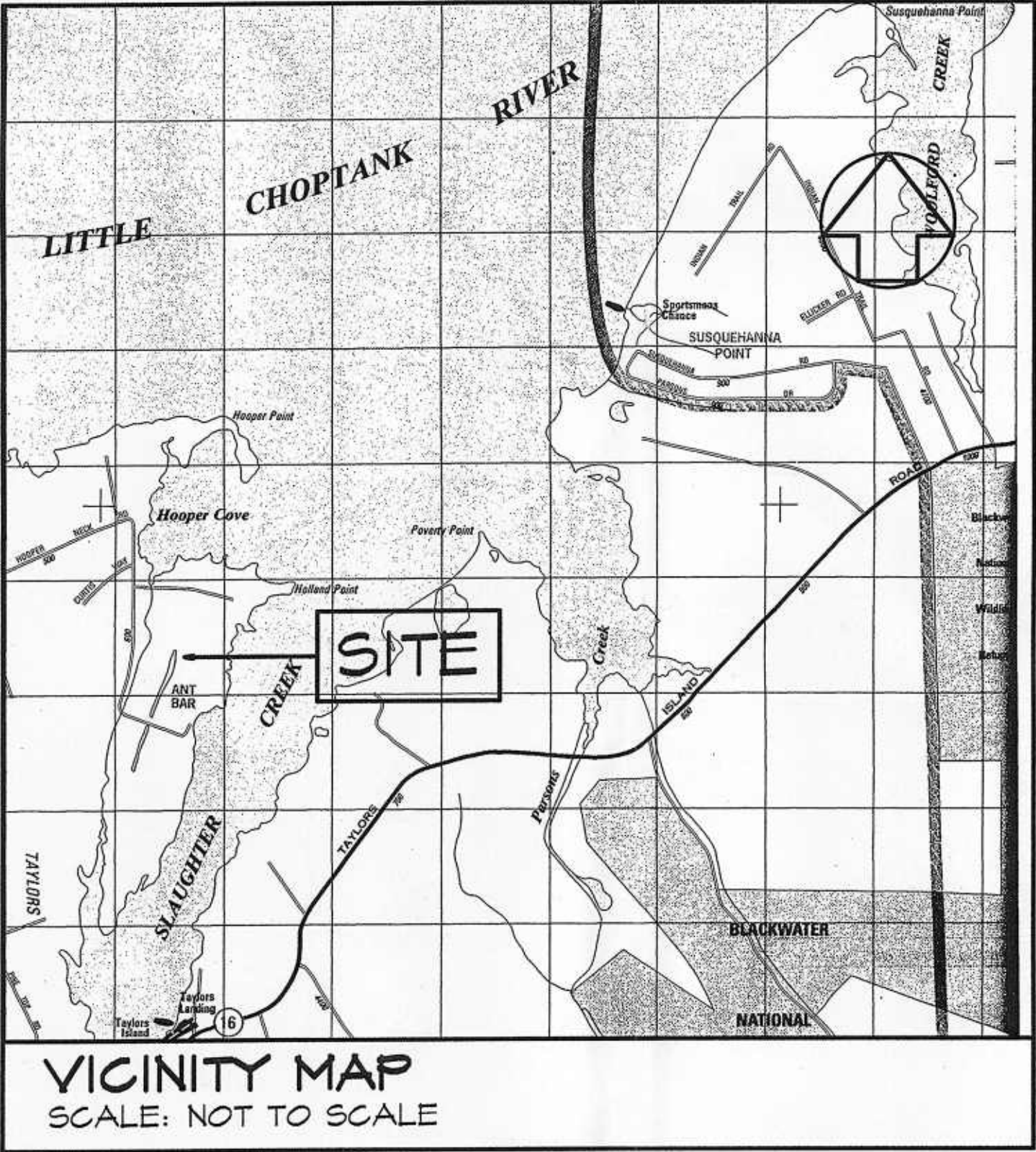
*BUILDING RESTRICTION LINES:

FRONT: 40'
SIDE: 20'
REAR: 50'
TIDEWATER BUFFER: 100'
* WHERE LOTS ARE ENCUMBERED BY THE TIDAL 100' BUFFER
THE TIDAL 100' BUFFER SUPERCEDES THE BLDG. SETBACK LINE

NOTES

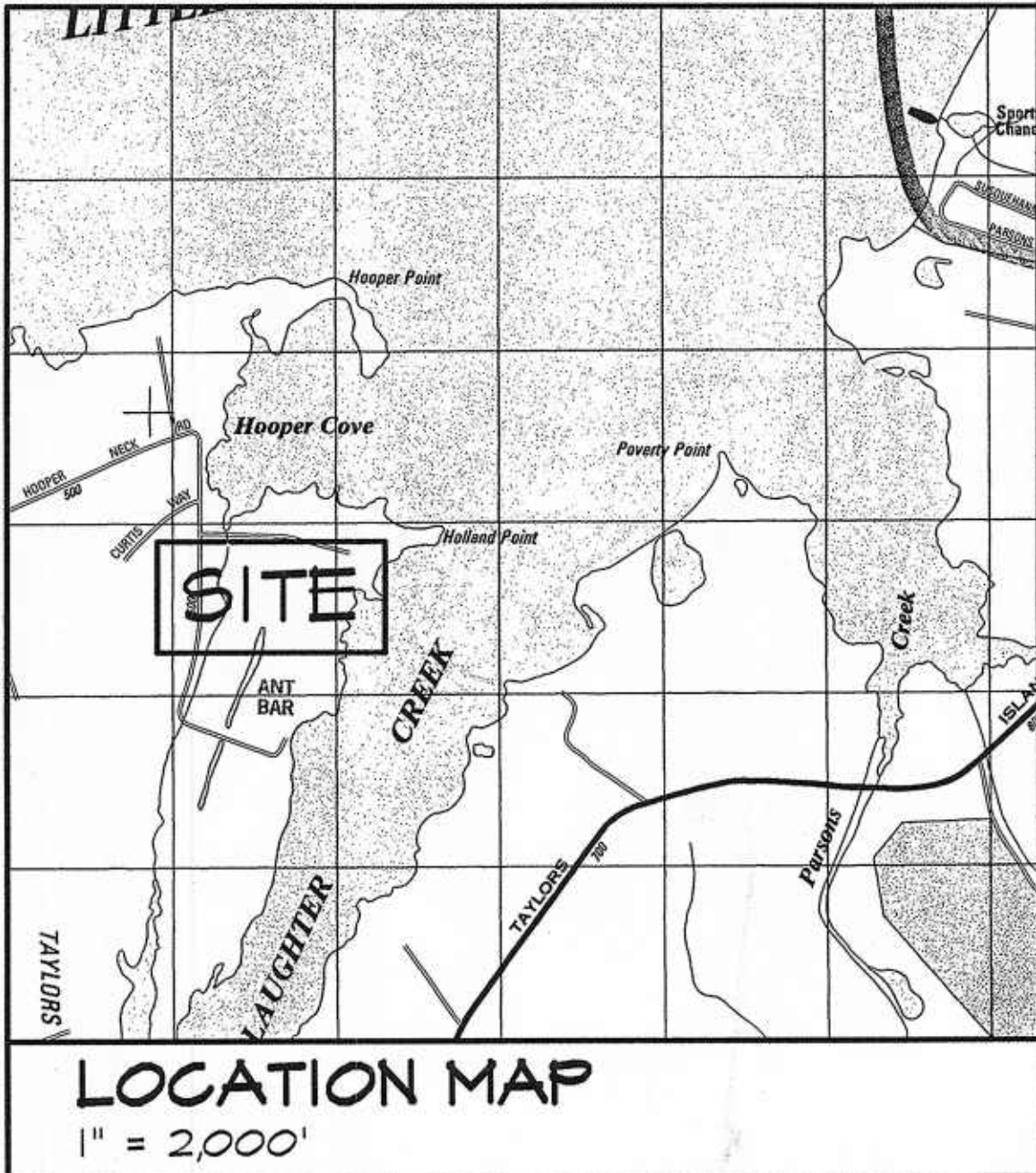
1. HORIZONTAL CONTROL AND VERTICAL CONTROL WAS ESTABLISHED BY GPS USING NGS MONUMENT (AJ 1484)
HORIZONTAL DATUM: MARYLAND COORDINATE SYSTEM (NAD83/91)
VERTICAL DATUM: NAVD 88
2. THE OWNER AGREES TO THE ABANDONMENT OF THE EXISTING PUBLIC ROAD (HOOPER'S NECK ROAD) FROM STATION 11+50 TO THE END AS SHOWN ON R-1 WHICH WILL BE CONVERTED INTO A PRIVATE DRIVEWAY FOR ACCESS OF LOTS 1, 2 & 3. IN THE EVENT THAT THE COUNTY ELECTS NOT TO QUIT CLAIM THE EXISTING PUBLIC ROAD, A 20' WIDE EASEMENT WILL BE ESTABLISHED FOR THE EXISTING PUBLIC ROAD.
3. HOLLAND POINT PRESERVE HAS GRANTED A WAIVER FROM SECTION 140-26A OF THE DORCHESTER COUNTY SUBDIVISION REGULATIONS TO PERMIT THE EIGHT (8) LOT SUBDIVISION WITH THREE SHARED DRIVEWAYS; SHARED DRIVEWAY #1 WOULD SERVE LOTS 4, 5 AND 6 (LOT 6 CONTAINS AN EXISTING DWELLING), SHARED DRIVEWAY #2 WOULD SERVE LOTS 1, 2 AND 3, AND SHARED DRIVEWAY #3 WOULD SERVE LOTS 7 AND 8. THE PLANNING COMMISSION GRANTED THE WAIVER UNDER SECTION 140-26A(2)(C) ON WEDNESDAY, SEPTEMBER 2, 2004.
4. LOTS 1 THRU 8 EACH HAVE ONE (1) DEVELOPMENT RIGHT. RESIDUE PARCEL "A" HAS NO REMAINING DEVELOPMENT RIGHTS. RESIDUE PARCEL "B" HAS SIX (6) DEVELOPMENT RIGHTS.
5. THERE ARE NO " STEEP SLOPES" OR KNOWN MARKED "BURIAL SITES" ON THE SITE.
6. THE ENTIRE SITE IS IN THE 100 YR. FLOOD PLAIN PER FEMA FIRM DATA: ZONE "A4", PANEL NO. 240026 0300 A DATED 10/15/81
7. HORIZONTAL CONTROL AND VERTICAL WERE ESTABLISHED BY REFERENCING MONUMENTS AJ 1484.
HORIZONTAL DATUM = NAD 83/91
VERTICAL DATUM = NAVD 88

AJ 1484
NORTH: 293274.23 EAST: 1515019.58 EL: 8.41



INDEX OF DRAWINGS

- R-T. RECORD PLAT TITLE SHEET
- R-1. RECORD PLAT
- R-1A. RECORD PLAT LINE/CURVE TABLES
- R-1B. RECORD PLAT LINE/CURVE TABLES
- R-2. RECORD PLAT
- R-3. RECORD PLAT
- R-4. RECORD PLAT
- R-5. RECORD PLAT
- CA-1. CHESAPEAKE BAY CRITICAL AREA EXHIBIT
- PD-1. PRIVATE DRIVEWAY PLAN
- BE-1. BUFFER ENHANCEMENT AREA
- BE-2. BUFFER ENHANCEMENT NOTES & DETAILS
- U-1. OVERALL UTILITY PLAN
- U-2. UTILITY & BERMED INFILTRATION POND PLAN
- U-3. UTILITY ENLARGEMENTS
- U-4. UTILITY ENLARGEMENTS
- U-5. BIP DETAILS
- U-6. FORCEMAIN DETAILS



PLAN APPROVALS

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER CO. PLANNING COMMISSION:

NAME DATE

OWNER'S PLAN DEVELOPMENT APPROVAL:

BY: DATE

RAY SCHOENKE & ASSOCIATES, INC.
P.O. BOX 2068
GERMANTOWN, MD 20875
PHONE: (301) 948-2462
FAX: (301) 947-8406

THIS PLAN IS APPROVED BY THE HEALTH DEPARTMENT:

A. Lots 4, 5, 6, 7, and 8 of this subdivision are approved for interim individual water and / or sewage system(s) and their use is in accordance with the Dorchester County Comprehensive Water and Sewerage Plan. The applicant or any future owner must discontinue use of this / these individual system(s) and connect to the community system(s) when the community system(s) becomes available.

B. Lots 1, 2, and 3 of this subdivision are approved for interim individual water and a shared facilities infiltration pond. Their use is in accordance with the Dorchester County Comprehensive Water and Sewerage Plan. The applicant or any future owner must discontinue use of these individual systems and connect to the community systems when the community systems become available. Water supplying the wells shall be from an approved certified aquifer.

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS

NAME DATE

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY SANITARY DISTRICT

NAME DATE

NETLAND CERTIFICATION

THE NETLAND DELINEATION SHOWN WAS CONDUCTED ON 02/20/04 AND IS REPRESENTATIVE OF CURRENT REGULATIONS AND EXISTING CONDITIONS ON SITE. HOWEVER, SITE CONDITIONS OR NETLAND DELINEATION PROCEDURES MAY CHANGE RESULTING IN THE NEED TO REVISE THE NETLAND DELINEATION.

SENIOR NETLAND SCIENTIST DATE

RESPONSIBLE PERSONNEL CERTIFICATION:

I HEREBY CERTIFY THAT ALL CLEARING, GRADING AND CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT-OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT COMPLIANCE INSPECTORS.

RAY SCHOENKE & ASSOC., INC. P.O. BOX 2068 DATE
GERMANTOWN, MD. 20875

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT, THAT IT IS A PLAN OF PART OF THE LAND CONVEYED BY WILLIAM HENRY THOMAS TO THOMAS LAND GROUP LLC, AND RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 591 AT FOLIO 80 AND THAT MONUMENTS MARKED THIS: □ AND IRON RODS WITH CAPS MARKED THIS: ● WILL BE PLACED AS INDICATED TO THE APPROVED FINISHED GRADE, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

GARY STEVEN POWERS DATE
MD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21114

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

404 S. BEDFORD STREET
SUITE 5
GEORGETOWN, DE. 19947
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PHONE: (301) 948-2462
FAX: (301) 947-8906

HOLLAND POINT PRESERVE

FOURTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

RECEIVED

NOV 02 2003

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

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REVISION	DATE

JOB NO.
13067

DRAWN BY
CLB

ISSUED
10/28/03

SHEET TITLE

PRELIMINARY
SUBDIVISION
PLAT
TITLE SHEET

SHEET NUMBER

R-T

HOLLAND POINT PRESERVE

FOURTH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND

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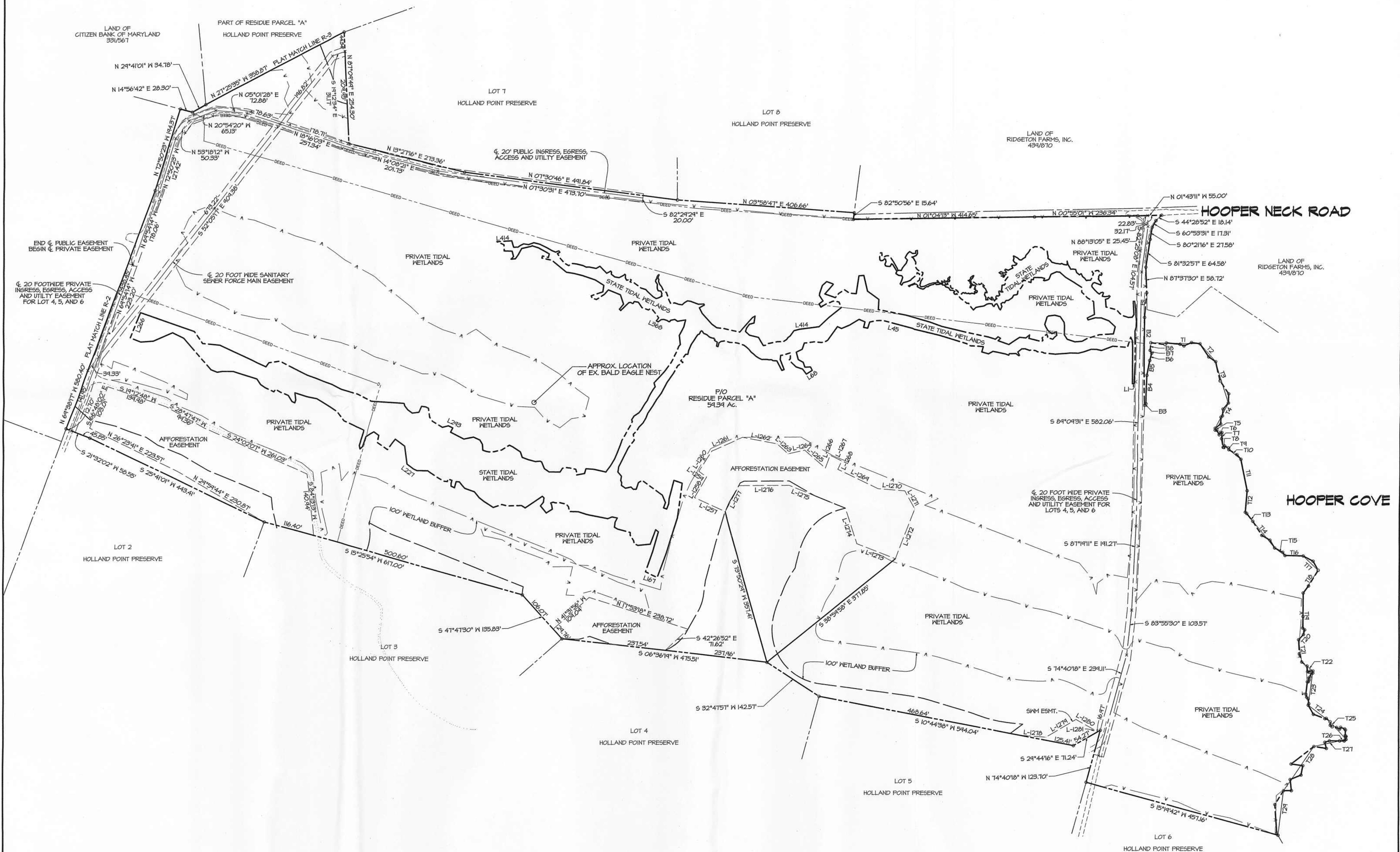
REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
13967	GSP/CJB	10/28/09

RECORD PLAT

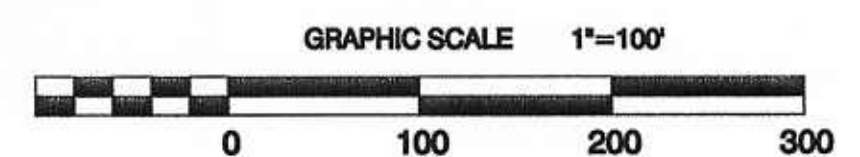
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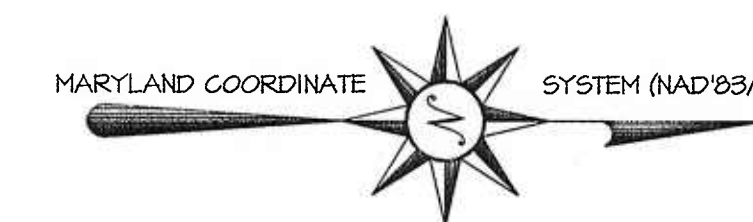
R-1



SUBDIVISION DATA
 1. Number of Lots: N/A
 2. Area of Lots: N/A
 3. P/O Residue Parcel "A": 54.34 Ac.
 4. Parcel Retained by Owner Area: N/A
 5. Area of State Wetlands: 4.41 Ac.
 6. Area of R/W: N/A
 7. Total Enclosed Area: 63.86 Ac.
 8. O Denotes Lot Number
 9. Present Zoning: RC & AC
 10. Deed Reference:
 Liber 261, Folio 656
 Liber 122, Folio 347
 Liber 255, Folio 421

NOTE: FOR LINE TABLE INFORMATION SEE SHEETS R-1A & R-1B





MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

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SUITE 5
GEORGETOWN, DE. 19847
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302-866-0167 FAX
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OWNER/DEVELOPER

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P.O. BOX 2058
GERMANTOWN, MD. 20875
PHONE: (801) 948-2462
FAX: (801) 947-8906

HOLLAND POINT PRESERVE

FOURTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

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NOV 02 2009

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bay

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REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
13867	CLB	10/28/09

RECORD PLAT

SHEET NUMBER

R-2

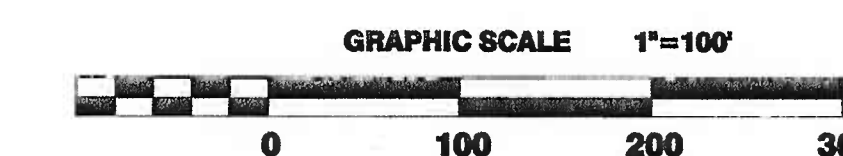
LAND OF
CITIZEN BANK OF MARYLAND
331/567

LAND OF
WALTER LASICK & MILDRED LASICK
280/450

LINE	BEARING	DIST
L-1	N17°30'37"E	103.10'
L-2	N06°11'47"E	61.22'
L-3	N20°25'15"E	85.21'
L-4	N12°56'36"E	49.45'
L-5	N02°27'54"W	47.10'
L-6	N25°15'51"E	140.04'
L-7	N17°23'26"E	21.12'
L-8	S71°27'34"E	46.18'
L-9	S22°12'13"W	142.34'
L-10	S06°28'34"W	105.07'
L-11	S13°44'37"W	121.13'
L-12	S54°16'33"E	45.00'
L-13	S01°56'53"E	85.10'
L-14	S21°32'02"W	44.58'

- SUBDIVISION DATA
1. Number of Lots: N/A
 2. Area of Lots: N/A
 3. F/O Residue Parcel "A": 63.54 Ac.
 4. Parcel Retained by Owner Area: N/A
 5. Pump Station Parcel: N/A
 6. Area of R/W: N/A
 7. Total Enclosed Area: 63.54 Ac.
 8. O Denotes Lot Number
 9. Present Zoning: RC 4 AC
 10. Deed Reference:
Liber 261, Folio 658
Liber 722, Folio 347
Liber 255, Folio 421

NOTE:
FOR LINE TABLE INFORMATION SEE SHEET R-1B



HOLLAND POINT PRESERVE

FOURTH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND

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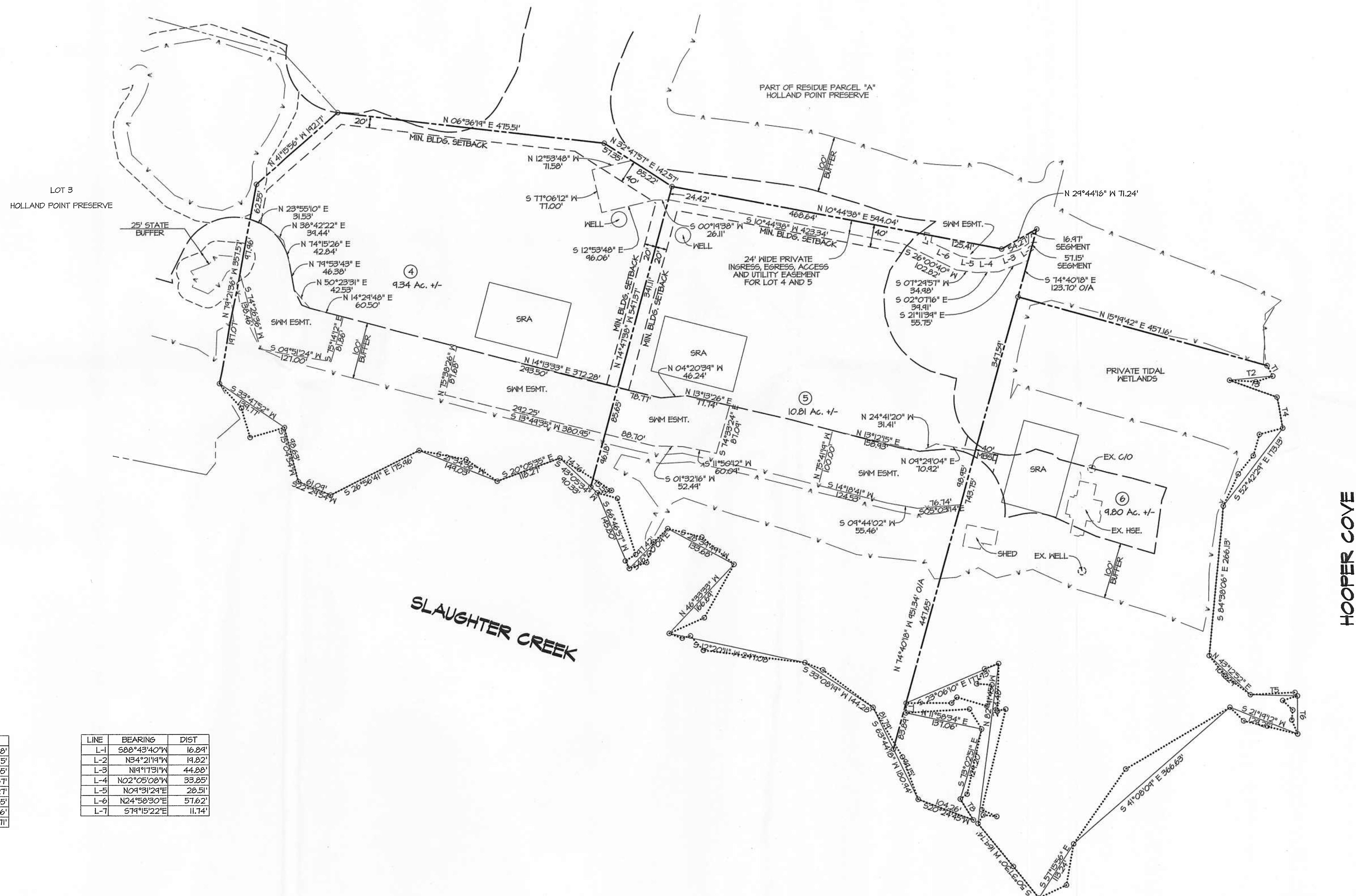
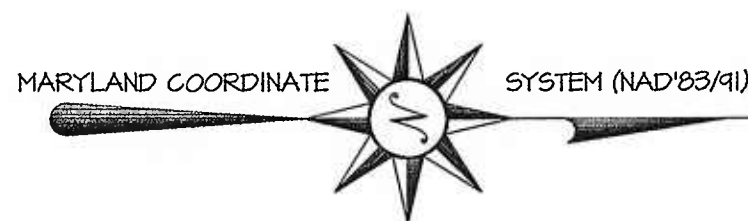
REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
13907	CLB	10/28/09

RECORD PLAT

SHEET NUMBER

R-4



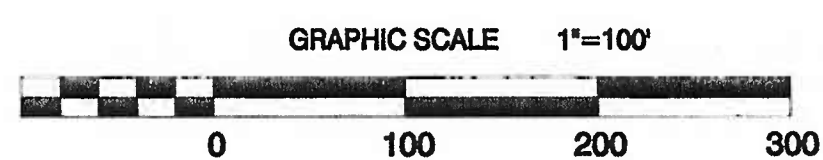
LINE	BEARING	DIST
T1	S60°50'05"W	20.78'
T2	S06°30'36"E	16.75'
T3	S19°25'22"W	88.85'
T4	S19°04'37"W	55.67'
T5	S01°23'17"W	83.27'
T6	S84°22'08"W	67.35'
T7	N88°38'46"W	17.16'
T8	S57°47'04"W	43.71'

LINE	BEARING	DIST
L-1	S88°43'40"W	16.84'
L-2	N84°21'19"W	19.82'
L-3	N19°17'31"W	44.88'
L-4	N02°05'08"W	33.85'
L-5	N04°31'24"E	28.51'
L-6	N24°58'30"E	57.62'
L-7	S14°15'22"E	11.74'

- SUBDIVISION DATA
- Number of Lots: 3
 - Area of Lots: 29.95 Ac.
 - Open Space Area: N/A
 - Parcel Retained by Owner Area: N/A
 - Pump Station Parcel: N/A
 - Area of R/W: N/A
 - Total Enclosed Area: 29.95
 - O Denotes Lot Number
 - Present Zoning: RC & AC
 - Deed Reference:
 - Liber 261, Folio 658
 - Liber 122, Folio 547
 - Liber 255, Folio 421

LOTS 4, 5, 6, 7 & 8 OF THIS SUBDIVISION ARE APPROVED FOR INTERIM INDIVIDUAL SEWAGE SYSTEM(S) WHICH ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT HEALTH DEPARTMENT STANDARDS AND INTERIM WATER SYSTEM(S) WHERE WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER. THE USE OF INDIVIDUAL WATER AND SEWAGE SYSTEM(S) ARE IN ACCORDANCE WITH THE DORCHESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THIS/THOSE INDIVIDUAL SYSTEM(S) AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN THE COMMUNITY SYSTEM(S) BECOMES AVAILABLE.

DATE _____ DORCHESTER COUNTY APPROVING AUTHORITY _____



HOLLAND POINT PRESERVE

IMPROVEMENT PLANS
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND

RECEIVED

NOV 02 2009

CRITICAL AREA COMMISSION
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RITCHIE ASSOCIATES, INC.NO. 13957
JOB NO. 13957
REVISION
DRAWN BY
CLB
DATE
10/28/09SHEET TITLE
CHESAPEAKE BAY
CRITICAL AREA
EXHIBIT

SHEET NUMBER

CA-1

LEGEND

- 100' BUFFER
EXTENDED 100' BUFFER
FORESTED ESTABLISHMENT ON LOTS (TYPE 'A')
AFFORESTATION FOR CLEARING OUTSIDE OF BUFFER
TREE CLEARING
WARM SEASON GRASS (TYPE 'B')
SOIL TYPE DELINEATION LINE (SDA)
CHESAPEAKE BAY CRITICAL AREA LINE
PARCEL DESIGNATION

SITE DATA

TOTAL SITE AREA:
STATE WETLANDS:
PRIVATE TIDAL WETLANDS:
NON-TIDAL WETLANDS:
100' BUFFER & EXPANDED TIDAL BUFFER:
UPLANDS:
NON-TIDAL WETLAND BUFFER:
UNENCUMBERED UPLANDS:
BUFFER ESTABLISHMENT (TYPE 'A'):
BUFFER ESTABLISHMENT (TYPE 'B'):
AFFORESTATION:

PARCEL 21	PARCEL 4	PARCEL 1	PARCEL 6	TOTAL
7.35	94.28	12.01	84.04	262.73
0.68	3.40	0.88	N/A	4.96
7.88	52.81	35.57	1.67	97.93
N/A	2.07	1.44	32.28	35.84
N/A	14.43	20.88	5.67	45.98
0.14	47.58	32.82	55.87	136.27
N/A	0.72	2.58	5.75	9.05
N/A	21.53	11.32	47.25	80.10
N/A	2.55	1.21	N/A	3.76
N/A	0.84	0.74	N/A	1.63
N/A	1.71	3.60	N/A	5.31

CRITICAL AREA DATA:

ACRES	%
*TOTAL PARCEL SIZE:	262.73 100%
PARCEL "B"	84.04 33.9%
PARCEL "21"	7.35 2.8%
PARCEL "4"	94.28 35.9%
PARCEL "1"	12.01 21.4%
TOTAL CRITICAL AREA:	225.08 85.7%
TOTAL NON-CRITICAL AREA:	38.05 14.5%
EXISTING FORESTED AREA:	140.88 53.6%
FORESTED AREA TO BE CLEARED:	
LOT 3:	0.14 0.4%
LOT 7:	1 0.4%
LOT 8:	1 0.4%
SHARED BIP RESERVE AREA AND FORCE MAIN CLEARING:	2.04 0.8%
REQUIRED AFFORESTATION:	4.23 1.6%
AFFORESTATION PROVIDED:	5.31 2.0%

NOTES:

*1. TOTAL PARCEL SIZE EXCLUDES NON-CONTIGUOUS ISLAND
AREA. NON-CONTIGUOUS AREA INCLUDES 0.31 AC. OF
PRIVATE TIDAL WETLANDS

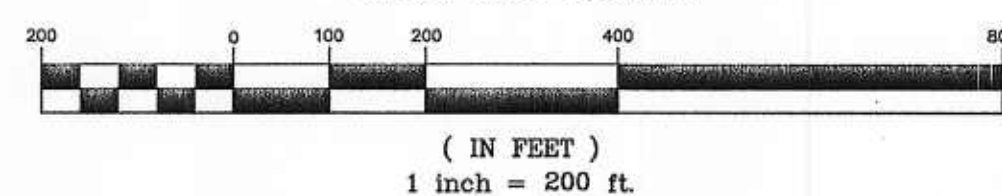
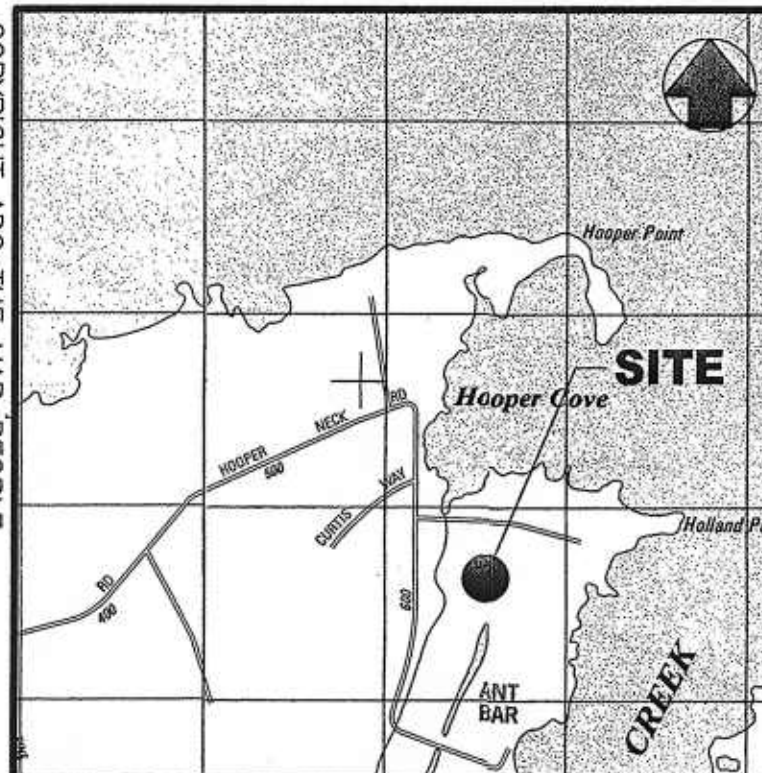
**2. THE CLEARING LIMIT IS SHOWN FOR THE PURPOSE OF
APPROXIMATING THE EFFECTS OF 1.0 AC. OF LOT CLEARING.
THE FINAL LOCATION OF THE 1.0 AC. CLEARING LIMITS WILL
BE ESTABLISHED AT THE TIME OF BUILDING PERMIT
ISSUANCE, SUBJECT TO REQUIRED SETBACKS AS APPROVED
BY DORCHESTER COUNTY PLANNING AND ZONING.

3. NO ROAD OR BUILDING CONSTRUCTION SHALL BE
PERFORMED WITHIN THE 660' EAGLE NEST BUFFER DURING
THE DESIGNATED NESTING SEASON (DECEMBER 15 TO JUNE
15)

SOILS DATA:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
1	ELKTON SILT LOAM	D
6	ELKTON MUCKY SILT LOAM, VERY WET	D
17	HONGA PEAT	D
20	KEYPORT SILT LOAM	C
24A	MATTAPEX SILT LOAM, 0 TO 2 PERCENT SLOPES	C
24B	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES	C
27	OTHELLO AND KENTUCK SOILS	D
33	SUNKEN MUCKY SILT LOAM	D
34	UDORTHENTS	D
W	WATER	D

GRAPHIC SCALE

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VICINITY MAP

SCALE: 1"=2000'

G:\13957-Holland Point Final Engineering\UDE\LOT\13957-Relvised Layout Set\13957-Private Drive Plan.dwg, 10/28/2009 2:48:59 PM, G:\Morris, 1:1, Copyright 2009 Morris & Ritchie Associates, Inc.

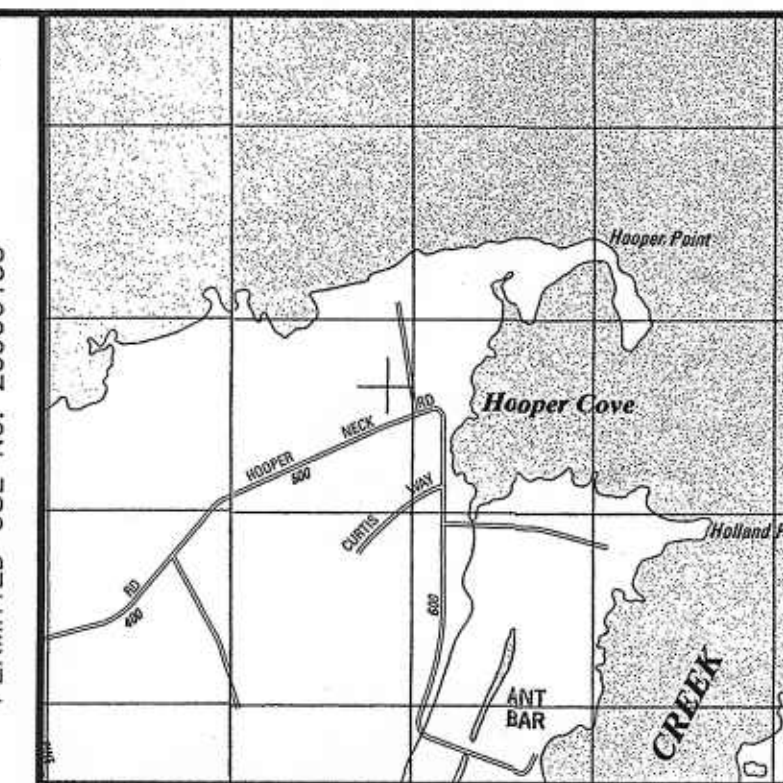
NOTES:

1. CONTRACTOR TO INSTALL UTILITIES USING DIRECTIONAL DRILLING METHODS IN THIS LOCATION.
2. THE OWNER AGREES TO THE ABANDONMENT OF THE EXISTING PUBLIC ROAD (HOOPER'S NECK ROAD) FROM STATION 11+50 TO THE END AS SHOWN ON R-1 WHICH WILL BE CONVERTED INTO A PRIVATE DRIVEWAY FOR ACCESS OF LOTS 1, 2 & 3. IN THE EVENT THAT THE COUNTY EJECTS NOT TO GIVE CLAIM THE EXISTING PUBLIC ROAD, A 20' WIDE EASEMENT WILL BE ESTABLISHED FOR THE EXISTING PUBLIC ROAD.
3. 20' WIDE PUBLIC UTILITY ACCESS EASEMENT.
4. SHARED FACILITY ACCESS EASEMENT.
5. HOLLAND POINT PRESERVE WAS GRANTED A WAIVER FROM SECTION 140-26A OF THE DORCHESTER COUNTY SUBDIVISION REGULATIONS TO PERMIT THE EIGHT (8) LOT SUBDIVISION WITH THREE SHARED DRIVEWAYS; SHARED DRIVEWAY #1 WOULD SERVE LOTS 4, 5 & 6 (LOT 6 CONTAINS AN EXISTING DWELLING), SHARED DRIVEWAY #2 WOULD SERVE LOTS 1, 2 & 3, AND SHARED DRIVEWAY #3 WOULD SERVE LOTS 7 & 8. THE PLANNING COMMISSION GRANTED THE WAIVER UNDER SECTION 140-26A(2)(c) ON WEDNESDAY, SEPTEMBER 2, 2004.

LEGEND

- 100' BUFFER
- EXTENDED 100' BUFFER
- NON-TIDAL WETLAND LINE
- NON-TIDAL WETLAND BUFFER
- CHESAPEAKE BAY CRITICAL AREA LINE
- TREE LINE
- PROPERTY LINE
- LOT NUMBER

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VICINITY MAP

SCALE: 1"=2000'

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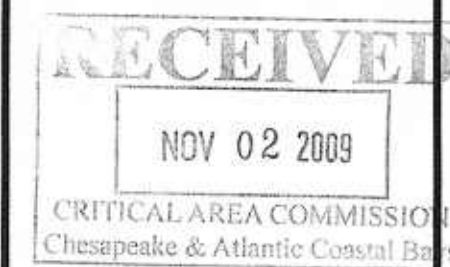
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www.mraa.com

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PHONE: (301) 948-2462
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HOLLAND POINT PRESERVE

IMPROVEMENT PLANS
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND



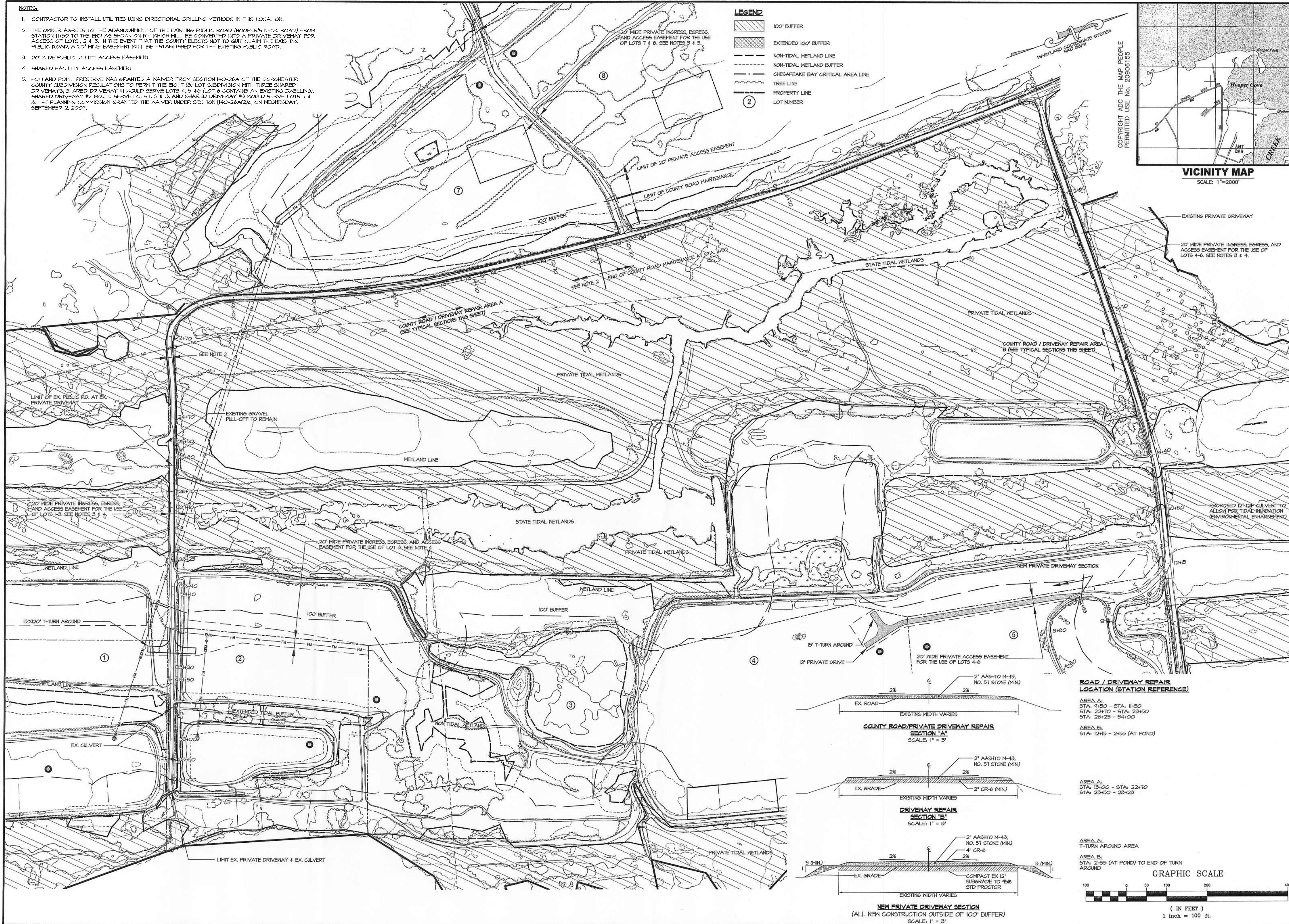
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NO.	REVISION	DATE
JOB NO.	DRAWN BY	ISSUED
13957	GMM	10/28/09
SHEET TITLE		
PRIVATE DRIVEWAY PLAN		
SHEET NUMBER		

PRIVATE
DRIVEWAY PLAN

SHEET NUMBER

PD-1



PLANTING SUMMARY

BUFFER ESTABLISHMENT

TOTAL BUFFER PLANTING 5.39 ACRES ON LOTS

TYPE "A" PLANTING UNIT 3.76 TOTAL ACRES

TYPICAL PLANTING PER 15,000 SF UNIT (3 X STANDARD DORCHESTER COUNTY TYPE "E" UNIT)

VEGETATION TYPE	NO.	SIZE
OVERSTORY TREES	42	1 INCH CALIPER - 6 FT HIGH
UNDERSTORY TREES	30	2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	75	1 GALLON CONTAINER

TOTAL TYPE "A" PLANTING

VEGETATION TYPE / BOTANICAL / COMMON NAME	NO.	SIZE
OVERSTORY TREES		
ACER RUBRUM / RED MAPLE	23	1 INCH CALIPER - 6 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	23	1 INCH CALIPER - 6 FT HIGH
PINUS TAEDA / LOBLOLLY PINE	344	1 INCH CALIPER - 6 FT HIGH
QUERCUS PHELLOS / WILLOW OAK	46	1 INCH CALIPER - 6 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	23	1 INCH CALIPER - 6 FT HIGH
SUBTOTAL	459	

UNDERSTORY TREES		
AMELANCHIER CANADENSIS / SERVICEBERRY	33	2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	66	2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	82	2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	82	2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	66	2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	329	

SHRUBS		
ARONIA ARBUTIFOLIA / RED CHOKEBERRY	123	1 GALLON CONTAINER
CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	123	1 GALLON CONTAINER
CORNUS AMOMUM / SILKY DOGWOOD	205	1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	164	1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPICE	41	1 GALLON CONTAINER
MYRICA CERIFERA / WAX MYRTLE	164	1 GALLON CONTAINER
SUBTOTAL	820	

TYPE "B" PLANTING UNIT 1.63 ACRES

VEGETATION TYPE	NO.	SIZE
OVERSTORY TREES	12	1 INCH CALIPER - 6 FT HIGH
UNDERSTORY TREES	10	2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	15	1 GALLON CONTAINER

TOTAL TYPE "B" PLANTING

VEGETATION TYPE / BOTANICAL / COMMON NAME	NO.	SIZE
OVERSTORY TREES		
ACER RUBRUM / RED MAPLE	3	1 INCH CALIPER - 6 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	3	1 INCH CALIPER - 6 FT HIGH
PINUS TAEDA / LOBLOLLY PINE	43	1 INCH CALIPER - 6 FT HIGH
QUERCUS PHELLOS / WILLOW OAK	6	1 INCH CALIPER - 6 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	3	1 INCH CALIPER - 6 FT HIGH
SUBTOTAL	58	

UNDERSTORY TREES		
AMELANCHIER CANADENSIS / SERVICEBERRY	5	2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	9	2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	12	2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	12	2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	9	2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	47	

SHRUBS		
ARONIA ARBUTIFOLIA / RED CHOKEBERRY	11	1 GALLON CONTAINER
CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	11	1 GALLON CONTAINER
CORNUS AMOMUM / SILKY DOGWOOD	18	1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	14	1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPICE	4	1 GALLON CONTAINER
MYRICA CERIFERA / WAX MYRTLE	14	1 GALLON CONTAINER
SUBTOTAL	72	

AFFORESTATION 5.31 ACRES

TYPICAL PLANTING PER 15,000 SF UNIT (3 X STANDARD DORCHESTER COUNTY TYPE "E" UNIT)

VEGETATION TYPE	NO.	SIZE
OVERSTORY TREES	42	1 INCH CALIPER - 6 FT HIGH
UNDERSTORY TREES	30	2 FEET TALL - 3 GALLON CONTAINER
SHRUBS	75	1 GALLON CONTAINER

SEED MAINTENANCE

- ERADICATION OF INVASIVE OR UNDESIRABLE VEGETATION IS RECOMMENDED PRIOR TO SEEDING.
- ONLY A LICENSED SPRAY TECHNICIAN SHOULD APPLY AN APPROVED HERBICIDE, I.E. GLYPHOSATE, IN ORDER TO ERADICATE INVASIVE AND UNDESIRABLE VEGETATION.
- PRIOR TO SEEDING, EXCESS DEAD VEGETATION AND/OR PERSISTENT WEEDS SHOULD BE TILLED INTO THE SOIL. TILLING OF SOIL IS NOT RECOMMENDED FOR NET SITES.
- MAINTAIN FIELD SOIL CONDITIONS SO THAT MODERATE PHOSPHOROUS AND POTASSIUM LEVELS ARE ACHIEVED ACCORDING TO SOIL TEST RESULTS. KEEP THE SOIL PH LEVEL AT 5.0 FOR CONSERVATION COVER, FOR FORAGE PRODUCTION, WHETHER FOR HAY OR GRAZING, A PH OF 6.0 SHOULD BE MAINTAINED.
- FOR MAXIMUM FORAGE AND BIOMASS PRODUCTION, APPLY 40-80 LB OF NITROGEN PER ACRE IN SPLIT APPLICATIONS, BUT ONLY AFTER SUCCESSFUL ESTABLISHMENT (MAY BE FIRST OR SECOND YEAR AFTER PLANTING). APPLY THE FIRST APPLICATION IN MAY WHEN GROWTH IS LESS THAN 8". AND THE SECOND HALF IN MIDSUMMER. BY MAINTAINING A HEALTHY, VIGOROUS STAND OF WARM SEASON GRASSES, YOU MINIMIZE THE POSSIBILITY OF BROADLEAF WEED OR WOODY INVASION PROBLEMS.
- DO NOT HARVEST THE STAND THE FIRST YEAR OF ESTABLISHMENT. DURING THE ESTABLISHMENT YEAR, MAKE AN ASSESSMENT 4-6 WEEKS AFTER PLANTING TO DETERMINE IF WEED CONTROL IS NECESSARY. WEED CONTROL CAN BE ACCOMPLISHED THROUGH SEVERAL METHODS. THE EASIEST AND CHEAPEST MAY BE TO CLIP THE STAND WITH A SICKLE BAR MOWER OR ROTARY MOWER TO A HEIGHT WHERE ONLY THE LEAF TIPS ARE CUT AND THE GROWING POINT IS NOT DAMAGED. THIS WILL REDUCE THE SHADING AND WILL NOT HURT THE EMERGING SEEDLINGS.
- ALL SEEDING AREAS SHALL HAVE A PROTECTIVE COVER OF STRAW MULCH UNTIL THEY ARE WELL ESTABLISHED.
- PRIOR TO FINAL DETERMINATION OF SEED MIXES, SOIL PH SHOULD BE TESTED AND SPECIES SHOULD BE SELECTED FOR THAT PH IN ORDER TO BETTER ACHIEVE A SUCCESSFUL SEED ESTABLISHMENT.

SEED MIXES

M-1 WARM SEASON GRASS MIX (SEEDING RATE 35 LBS/ACRE)
 40.0% HORDEUM VULGARE GRAIN BARLEY
 26.0% ANDROPOGON GERARDII, NIAGRA NIAGRA BIG BLUESTEM
 14.0% ANDROPOGON SCOPARIUS, CAMPER CAMPER LITTLE BLUESTEM
 14.0% SORGHASTRUM NUTANS, RUMSEY RUMSEY INDIAN GRASS
 6.0% PANICUM VIRGATUM, CAVE-IN-ROCK CAVE-IN-ROCK SWITCH GRASS

THE SEED SPECIFICATION LISTED ABOVE IS EQUAL TO ERNST CONSERVATION SEED MIX ERN-1117 AS MANUFACTURED AND SUPPLIED BY ERNST CONSERVATION SEEDS, 4006 MERCER PIKE, MEADVILLE, PA 16335 OR APPROVED EQUAL. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.

UNDERSTORY TREES		
AMELANCHIER CANADENSIS / SERVICEBERRY	46	2 FEET TALL - 3 GALLON CONTAINER
CERCIS CANADENSIS / EASTERN REDBUD	93	2 FEET TALL - 3 GALLON CONTAINER
CORNUS FLORIDA / FLOWERING DOGWOOD	116	2 FEET TALL - 3 GALLON CONTAINER
ILEX OPACA / AMERICAN HOLLY	116	2 FEET TALL - 3 GALLON CONTAINER
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	93	2 FEET TALL - 3 GALLON CONTAINER
SUBTOTAL	464	

SHRUBS		
ARONIA ARBUTIFOLIA / RED CHOKEBERRY	174	1 GALLON CONTAINER
CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	174	1 GALLON CONTAINER
CORNUS AMOMUM / SILKY DOGWOOD	289	1 GALLON CONTAINER
ILEX VERTICILLATA / WINTERBERRY	231	1 GALLON CONTAINER
ITEA VIRGINICA / SWEETSPICE	58	1 GALLON CONTAINER
MYRICA CERIFERA / WAX MYRTLE	231	1 GALLON CONTAINER
SUBTOTAL	1157	

TOTAL AFFORESTATION

VEGETATION TYPE / BOTANICAL / COMMON NAME	NO.	SIZE
OVERSTORY TREES		
ACER RUBRUM / RED MAPLE	32	1 INCH CALIPER - 6 FT HIGH
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	13	1 INCH CALIPER - 6 FT HIGH
PINUS TAEDA / LOBLOLLY PINE	551	1 INCH CALIPER - 6 FT HIGH
QUERCUS PHELLOS / WILLOW OAK	32	1 INCH CALIPER - 6 FT HIGH
QUERCUS BICOLOR / SWAMP WHITE OAK	19	1 INCH CALIPER - 6 FT HIGH
SUBTOTAL	647	

- RECOMMENDED, OPTIMAL TIME
 RECOMMENDED WITH ADDITIONAL CARE
 RECOMMENDED
 * DEPENDENT UPON SITE CONDITIONS
 ** DEPENDENT UPON SITE CONDITIONS. WEEKLY WATERING IS STRONGLY RECOMMENDED FROM MAY THROUGH OCTOBER 1ST UNLESS WEEKLY RAINFALL EQUALS 1".

- NOTES:
 1. ACTIVITIES DURING NOVEMBER THROUGH FEBRUARY DEPEND ON GROUND CONDITIONS.
 2. NO FALL PLANTING OF OAKS AND PINES.
 3. THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.
 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD NO LESS THAN 24 MONTHS UPON INSTALLATION BASED ON A 75% SURVIVAL RATE.

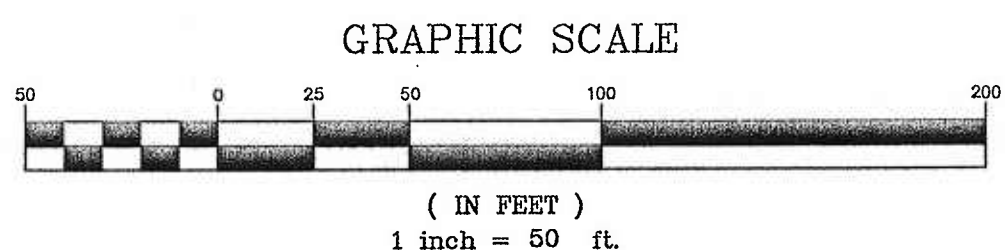


MAINTENANCE CALENDER

TASKS	MONTHS												MONTHS											
	*JAN	*FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	*DEC*	*JAN	*FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	*DEC*
Transplant of 1" DBH or Greater																								
Planting Container Stock																								
Minimum Monitoring For First Year																								
Fertilizer (if needed)*																								
Water**																								

LEGEND

- AREA OF AFFORESTATION
 WARM SEASON GRASS MIX
 SHRUB (1 GALLON CONTAINER)
 UNDERSTORY TREE (2' TALL, 3 GALLON CONTAINER)
 DECIDUOUS OVERSTORY TREE (1" CALIPER, 6' HIGH)
 EVERGREEN OVERSTORY TREE (1" CALIPER, 6' HIGH)



MRA

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HOLLAND POINT PRESERVE

IMPROVEMENT PLANS
 TAYLORS ISLAND
 DORCHESTER COUNTY, MARYLAND

RECEIVED

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CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

SEAL
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NO.	REVISION	DATE
13957	GMM	10/28/09

SHEET TITLE
 BUFFER ENHANCEMENT AREA

SHEET NUMBER
 BE-1

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

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PLANTING STANDARDS & SPECIFICATIONS

1. PLANT MATERIAL SELECTION

- A. ALL PLANT MATERIALS GREATER THAN 1" CALIPER SHALL MEET OR EXCEED THE REQUIREMENTS OF THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS. ALL PLANTS SHALL BE TYPICAL OF THE SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF 50% GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED, AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, AND MECHANICAL INJURIES.
- B. PLANTING STOCK LESS THAN 1" CALIPER SHOULD MEET THE FOLLOWING STANDARDS.
- UNDERSTORY TREES - 2' TALL, 3 GALLON CONTAINER
SHRUBS - 1 GALLON CONTAINER

2. PLANTING SITE PREPARATION

A. AFFORESTATION SITE.

LIMITS OF AFFORESTATION AREA SHOULD BE DELINEATED PRIOR TO ANY DISTURBANCE. PLANTING FIELD SHOULD BE CLEARED OF EXISTING VEGETATION BY MOST APPROPRIATE METHOD. GOOD PRE-PLANTING WEED CONTROL MAY REQUIRE SPRAYING TWO APPLICATIONS OF GLYPHOSATE (AT LEAST TWO WEEKS APART). CLOSE MOWING TWO WEEKS PRIOR TO SPRAYING IS RECOMMENDED TO STIMULATE WEED GROWTH. (A CERTIFIED SPRAY TECHNICIAN SHOULD BE UTILIZED FOR SUCH APPLICATION). PLANTING FIELD SHALL THEN BE TILLED TO A DEPTH NO LESS THAN SIX INCHES AND RAKED FREE OF DEBRIS LARGER THAN 15 INCHES IN DIAMETER. ORGANIC MATTER MAY BE REQUIRED (BASED ON SOIL TESTS) TO BE SPREAD OVER PLANTING FIELD.

3. PLANTING PERIOD

DEPENDING ON THE SIZE STOCK BEING USED, THE ALLOWABLE PLANTING WINDOWS DIFFER.

4. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. BARE ROOT STOCK, WHICH ARE UNPLANTED FOR MORE THAN 24 HOURS, SHOULD BE HEeled IN. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN 2 WEEKS. ON-SITE OR LOCAL TRANSPLANTED MATERIALS SHOULD BE STORED IN TREE BANKS IF UNPLANTED FOR MORE THAN 24 HOURS.

5. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

6. PLANTING SPECIFICATIONS

A. CONTAINER GROWN AND SEEDLING/BARE ROOT STOCK

SUCCESSFUL PLANTING OF CONTAINER GROWN AND BARE ROOT STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. SEE RECOMMENDED PLANTING TECHNIQUES BELOW.

THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING PIT, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH AROUND PLANTING PIT.

7. PLANTING METHODS

A. TREE/SHRUB PLANTING

NATIVE TOPSOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING PIT, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD.

B. SEEDING

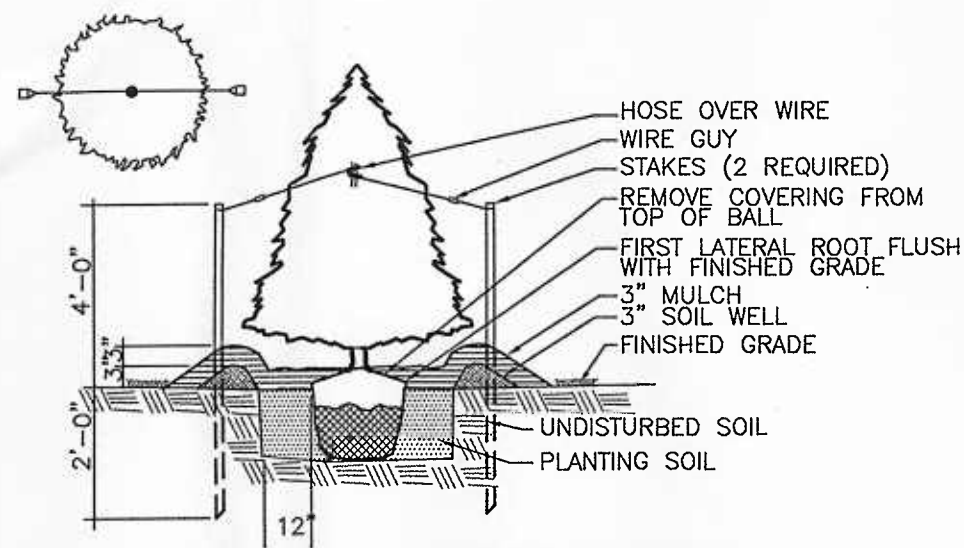
A COVER CROP OF WHEAT (TRITICUM AESTIVUM) SHALL BE PLANTED AT A RATE OF 40 LBS PER ACRE IN CONJUNCTION WITH A WARM SEASON GRASS MIX, AS SPECIFIED ON THE PLANT LIST ON SHEET L-03. THE COVER CROP WILL GERMINATE RAPIDLY AND HELP PROTECT AGAINST EROSION UNTIL THE WARM SEASON GRASSES ARE ESTABLISHED. SEEDING SHOULD BE APPLIED BY MEANS OF HYDROSEEDING TO HELP AMELIORATE WIND INFLUENCE ON TYPICAL STRAW MULCH.

8. POST CONSIDERATIONS

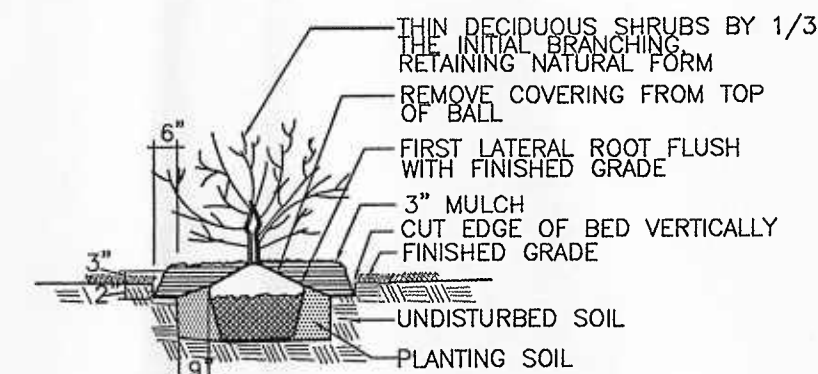
- A. CONTROL OF COMPETING VEGETATION IN SOME CASES, UNWANTED VEGETATION GROWING NEAR NEWLY PLANTED TREES CAN TAKE OVER THE SITE. THE EXTENT TO WHICH THIS PROBLEM IS CONTROLLED DEPENDS ON THE ABILITY OF THE PLANTED MATERIAL TO WITHSTAND THE INTRUSION. SMALLER TREES NEED MORE CARE, ALTHOUGH SOME SEEDLINGS SURVIVE AMONG THE OVERGROWTH AND SHADE IT OUT WHEN THEY REACH A GREATER HEIGHT. AS A PREVENTIVE MEASURE, CONSIDER THE POTENTIAL FOR GROWTH OF INVASIVE SPECIES WHILE CHOOSING A REFORESTATION OR AFFORESTATION AREA. UNFORTUNATELY, GOOD SITES FOR REFORESTATION AND AFFORESTATION ARE GENERALLY GOOD SITES FOR UNWANTED VEGETATION AS WELL.

B. PROTECTION: PESTS, DISEASES AND MECHANICAL INJURY

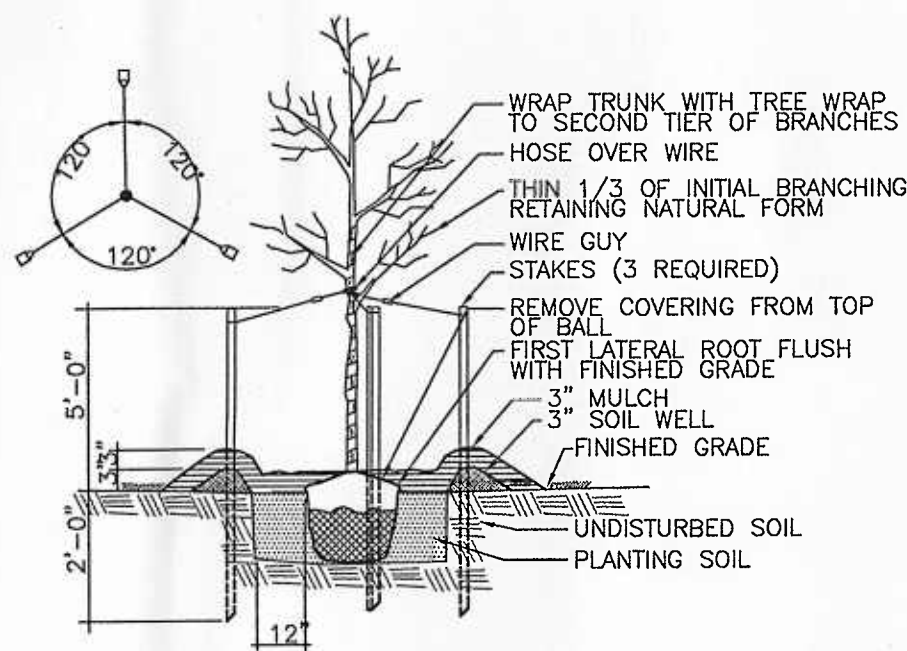
AN INTEGRATED PEST MANAGEMENT (IPM) PROGRAM IS ONE OF THE MOST EFFECTIVE AND SAFE APPROACHES FOR MAINTAINING A HEALTHY FOREST. THE BASICS OF IPM INCLUDE PROPER SPECIES SELECTION FOR THE SITE, GOOD PRUNING, MULCHING AND FERTILIZING PRACTICES, REGULAR MONITORING, AND PROPER TIMING OF NECESSARY SPRAYS.



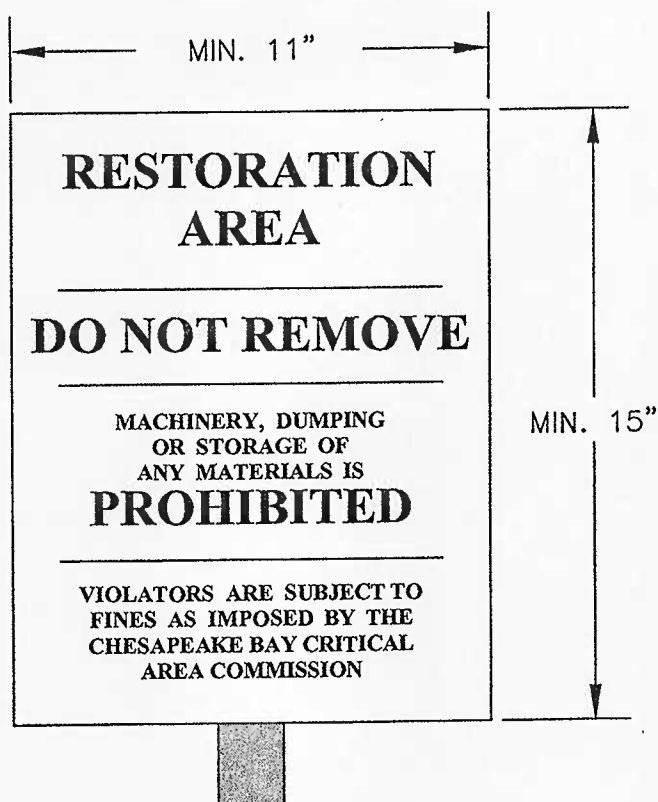
EVERGREEN TREE DETAIL
NOT TO SCALE



SHRUB DETAIL
NOT TO SCALE



DECIDUOUS TREE DETAIL
NOT TO SCALE



NOTES:
SIGNAGE TO BE PLACED AT 100' INTERVALS ALONG RESTORATION AREA BOUNDARY

SIGNAGE DETAIL
NOT TO SCALE

BUFFER ENHANCEMENT PLAN GENERAL NOTES

- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN INSURANCE COVERED REQUIRED BY THE OWNER OR CONSTRUCTION MANAGER/GENERAL CONTRACTOR. IF NOT SPECIFICALLY CALLED OUT THE CONTRACTOR SHALL ALSO HAVE BUILDERS RISK INSURANCE TO COVER LOSSES DURING CONSTRUCTION AND PLANT INSTALLATION AND THROUGH THE MAINTENANCE PERIOD UP TO THE LANDSCAPE ARCHITECT AND OWNER ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION. A COVERAGE MINIMUM SHALL BE 200% OF CONTRACT VALUE.
- THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS.
- DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE REMOVED DAILY FROM THE SITE. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS BY REMOVAL. DISSEMINATIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRILABLE SOIL REPLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
- THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY 811 A MINIMUM OF THREE WORKING DAYS PRIOR TO PLANTING AND CONSTRUCTION.
- IF UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT EXISTING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONNEL OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
- THE CONTRACTOR SHALL STAKE PLANTING LIMITS FOR ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. SHRUBS AND TREES SHALL BE STAKED WITH COLOR CODED WIRE SURVEY FLAGS. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.
- PLANTS SHALL CONFORM TO CURRENT AMERICAN STANDARDS FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMAN (AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCES BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED. REFERENCE 04NS1260-1-2004 (OR MOST CURRENT DOCUMENT AVAILABLE AT WWW.ANLA.ORG).
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS, SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROTECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
- ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH HARDWOOD MULCH AS DETAILED AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.
- INSTALLATION CONTRACTOR MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES MOWING OF TURF, WATERING, PRUNING, FEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUOUS MAINTENANCE FOR AN ADDITIONAL COST, IF REQUESTED BY THE OWNER FOR A PERIOD OF ONE YEAR AFTER THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ITEMS LOST BY THEFT, ACTS OF GOD, VANDALISM OR ANY CONDITION AFFECTING THE LANDSCAPE PRODUCT NOT SPECIFICALLY RELATED TO THE OWNER OR OTHER SITE CONTRACTOR DAMAGE UP TO DATE OF THE ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- UPON COMPLETION OF ALL LANDSCAPING FOR EACH PHASE OF WORK, AN INSPECTION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE MONTHS FROM THE DATE OF ACCEPTANCE IN WRITING BY THE OWNER OR BY ISSUANCE OF AN AIA STANDARD FORM CERTIFICATE OF SUBSTANTIAL COMPLETION. THIS CERTIFICATE WILL BE ISSUED AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT. IF THE LANDSCAPE ARCHITECT IS SATISFIED THAT THE PROJECT IS SUBSTANTIALLY COMPLETE, THE CERTIFICATE WILL BE PREPARED WITH AN INSPECTION DATE AND CONDITIONS WHICH MUST BE SATISFIED IN A SPECIFIC PERIOD OF TIME (GENERALLY 30 DAYS). IF THESE CONDITIONS ARE NOT MET, THE CERTIFICATE MAY BE REVOKED AND A NEW INSPECTION WILL BE REQUIRED AND THE WARRANTY PERIOD SHALL BE EXTENDED ACCORDINGLY. OTHER INSPECTIONS MAY BE APPROPRIATE TO VERIFY COMPLIANCE WITH THE PUNCH LIST.
- THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL NOT KNOWINGLY INSTALL PLANTS IN SOIL OR DRAINAGE CONDITIONS THAT ARE NOT CONDUCTIVE TO PLANT SURVIVAL. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR SOIL TEXTURE MODIFICATIONS, SOIL PH MODIFIERS OR ADDITION OF MACRO AND MICRO NUTRIENTS WHICH MAY REQUIRE MODIFICATION OF THE SPECIFIED PLANTING MIX SPECIFIED HEREIN.
- QUICK SOIL TESTING AND PLANTING MIX DESIGN CAN BE PROVIDED BY A & L LABORATORIES (800-264-4522), 2740 WHITTEN ROAD, MEMPHIS, TN 38193. PROVIDE SOIL PLANTING MIX FROM SPECS AND ASK FOR COMMENTS FOR ALTERING MIX, IF APPROPRIATE. MULTIPLE SAMPLES MIGHT BE REQUIRED FOR LARGE JOBS WITH VARYING SOIL CONDITIONS. PROVIDE ONE REPORT FOR EACH 10,000 SF OF LANDSCAPE. MINIMUM 4 SOIL SAMPLES SHALL BE TAKEN AT 1 INCH AND 6 INCH DEPTHS FROM AT LEAST 4 LOCATIONS. THESE SAMPLES SHOULD THEN BE MIXED AND SUBMITTED TO THE LAB AS A SINGLE SAMPLE.
- PLANTING MIX - ADJUST RECOMMENDED BY THE SOIL LABORATORY.
 - TOPSOIL: ASTM D 5268, PH RANGE OF 5.5 TO 6.5, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - ACCEPTABLE SOIL TEST RESULTS:

PH RANGE	5.5 - 6.5
ORGANIC MATTER	MINIMUM 4%
MAGNESIUM	105-225 POUNDS PER ACRE
PHOSPHORUS	140-250 POUNDS PER ACRE
POTASSIUM	450 POUNDS PER ACRE
SOLUBLE SALTS/CONDUCTIVITY	NOT TO EXCEED 400 PPM IN SOIL. NOT TO EXCEED 3000 PPM IN HIGH ORGANIC MIXES
 - INORGANIC SOIL AMENDMENTS
 - LIME: ASTM C 602, CLASS 1 OR 2, AGRICULTURAL LIME/STONE CONTAINING A MINIMUM 80% CALCIUM CARBONATE EQUIVALENT.
 - SULFUR: GRANULAR, BIOGRADABLE, CONTAINING A MINIMUM OF 40% SULFUR, WITH A MINIMUM 99% PASSING THROUGH A NO. 60 SIEVE, AND A MAXIMUM 10% PASSING THROUGH NO. 40 SIEVE.
 - ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.
 - ORGANIC SOIL AMENDMENTS:
 - COMPOST: WELL COMPOSTED, STABLE, AND WEED FREE ORGANIC MATTER, PH RANGE OF 5.5-8; MOISTURE CONTENT 35 - 55% BY WEIGHT; 100% PASSING THROUGH 3/4" SIEVE.
 - WOOD DERIVATIVES: DECOMPOSED, NITROGEN TREATED SAWDUST, GROUND BARK, OR WOOD WASTE, OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 - LEAF MOLD: THOROUGHLY SHREDDED, WELL-COMPOSTED LEAF MATERIAL, FREE OF TRASH SUCH AS LEAFMOLD OR APPROVED EQUAL.
 - PINE FINES: AGED AT LEAST 9 MONTHS AND SCREENED WITH A PH RANGE BETWEEN 4 AND 4.3, FRO BASE, AS MANUFACTURED BY SUMMIT INC., WAKEFIELD, VA OR APPROVED EQUAL.
 - FERTILIZER:
 - BONEMEAL: COMMERCIAL, RAW OR STEAMED, FINELY GROUND.
 - SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE SOLUBLE, A MINIMUM OF 20% AVAILABLE PHOSPHORIC ACID.
 - COMMERCIAL FERTILIZER: COMMERCIAL GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST AND SLOW RELEASE NITROGEN, 50% DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHORUS, AND POTASSIUM, SLOW-RELEASE FERTILIZER, 10-10-10 GRANULAR OR PELLETED FERTILIZER CONSISTING OF 50% WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM.
 - IF SOIL TESTS RESULTS AND TESTING LAB RECOMMENDATIONS CONFLICT WITH THE SPECIFIED SOIL MIX THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REVIEW, ALTERATION APPROVAL.
 - MULCHES:
 - ORGANIC MULCH: DOUBLE SHREDDED HARDWOOD BARK.
 - COMPOST MULCH: WELL COMPOSTED, STABLE, AND WEED FREE ORGANIC MATTER, PH RANGE OF 5.5-8; MOISTURE CONTENT 35 TO 55% BY WEIGHT, 100% PASSING THROUGH 1-INCH SIEVE.
- ALL DISTURBED AREAS ON THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED AS NOTED ON THE SEDIMENT AND EROSION CONTROL PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

MRA

MORRIS & RITCHIE
ASSOCIATES, INC.

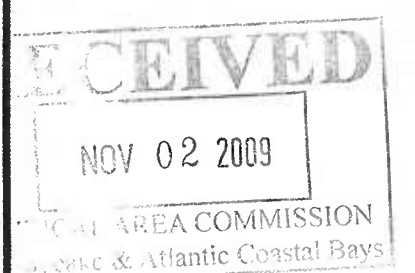
ENGINEERS, PLANNERS,
SURVEYORS, AND
LANDSCAPE ARCHITECTS

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OWNER/DEVELOPER

RAY SCHOENKE & ASSOC., INC.
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FAX: (301) 947-8906

HOLLAND POINT PRESERVE
IMPROVEMENT PLANS
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND



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NO.	REVISION	DATE
JOB NO.	DRAWN BY	ISSUED
13957	GMM	10/28/09
SHEET TITLE		

BUFFER
ENHANCEMENT
NOTES & DETAILS

SHEET NUMBER

BE-2

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN INSURANCE COVERED REQUIRED BY THE OWNER OR CONSTRUCTION MANAGER. GENERAL CONTRACTOR, IF NOT SPECIFICALLY CALLED OUT THE CONTRACTOR SHALL ALSO HAVE "BUILDER'S RISK" INSURANCE TO COVER LOSSES DURING CONSTRUCTION AND PLANT INSTALLATION AND THROUGH THE MAINTENANCE PERIOD UP TO THE LANDSCAPE ARCHITECT AND OWNER ISSUANCE OF THE "CERTIFICATE OF SUBSTANTIAL COMPLETION" - COVERAGE MINIMUM SHALL BE 200% OF CONTRACT VALUE.
2. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING, IRRIGATION CONTRACTORS OR OTHER SPECIALTY CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
3. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS.
4. DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE REMOVED DAILY FROM THE SITE. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRABLE SOIL REPLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
5. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER.
6. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (800-257-7777) A MINIMUM OF THREE WORKING DAYS PRIOR TO PLANTING AND CONSTRUCTION.
7. IF UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
8. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONNEL OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
10. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOO QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
11. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. SHRUBS AND TREES SHALL BE STAKED WITH COLOR CODED WIRE SURVEY FLAGS. SURVEYOR GROUND PAINT SHALL BE USED TO MARK OUT GROUND COVER BEDS. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.
12. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMAN (AA), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCES BY THE LANDSCAPE ARCHITECT. UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED, REFERENCE "ANSI Z60.1-2004" (OR MOST CURRENT DOCUMENT AVAILABLE AT WWW.ANA.ORG).
13. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS, SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROTECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
14. ANY MATERIAL AND/OR WORK MAY BY REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
15. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
16. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS.
17. ALL SHRUB AND GROUND COVER BEDS SHALL BE PLANTED IN CONTINUOUS PREPARED PLANTING BEDS. ALL PROPOSED TREES TO BE INSTALLED, EITHER ENTIRELY IN, OR OUT, OF PLANTING BEDS.
18. ALL SHRUB BEDS AND PERENNIALS SHALL BE MULCHED WITH HARDWOOD MULCH AS DETAILED AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.
19. ALL PLANTING BEDS ADJACENT TO LAWN SOD, OR SEEDED AREAS SHALL BE SPADE EDGED.
20. INSTALLATION CONTRACTOR MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES MOVER OF PLANT, WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUOUS MAINTENANCE, FOR AN ADDITIONAL COST, IF REQUESTED BY THE OWNER FOR A PERIOD OF ONE YEAR AFTER THE DATE OF THE "CERTIFICATE OF SUBSTANTIAL COMPLETION". THE CONTRACTOR WILL BE RESPONSIBLE FOR ITEMS LOST BY THEFT, "ACTS OF GOD," VANDALISM OR ANY CONDITION AFFECTING THE LANDSCAPE PRODUCT NOT SPECIFICALLY RELATED TO THE OWNER OR OTHER SITE CONTRACTOR DAMAGE UP TO DATE OF THE ISSUANCE OF A "CERTIFICATE OF SUBSTANTIAL COMPLETION".
21. UPON COMPLETION OF ALL LANDSCAPING FOR EACH PHASE OF WORK, AN INSPECTION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
22. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE MONTHS FROM THE DATE OF ACCEPTANCE IN WRITING BY THE OWNER OR BY ISSUANCE OF AN AIA STANDARD FORM "CERTIFICATE OF SUBSTANTIAL COMPLETION". THIS CERTIFICATE WILL BE ISSUED AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT. IF THE LANDSCAPE ARCHITECT IS SATISFIED THAT THE PROJECT IS SUBSTANTIALLY COMPLETE, THE CERTIFICATE WILL BE PREPARED WITH AN INSPECTION DATE AND CONDITIONS WHICH MUST BE SATISFIED IN A SPECIFIC PERIOD OF TIME (GENERALLY 30 DAYS). IF THESE CONDITIONS ARE NOT MET, THE CERTIFICATE MAY BE REVOKED AND A NEW INSPECTION WILL BE REQUIRED. THE WARRANTY PERIOD SHALL BE EXTENDED ACCORDINGLY. OTHER INSPECTIONS MAY BE APPROPRIATE TO VERIFY COMPLIANCE WITH THE PUNCH LIST.
23. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL NOT KNOWINGLY INSTALL PLANTS IN SOIL OR DRAINAGE CONDITIONS THAT ARE NOT CONDUCTIVE TO PLANT SURVIVAL. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR SOIL TEXTURE MODIFICATIONS, SOIL PH MODIFIERS OR ADDITION OF MACRO AND MICRO NUTRIENTS WHICH MAY REQUIRE MODIFICATION OF THE SPECIFIED PLANTING MIX, SPECIFIED HEREIN.
24. QUICK SOIL TESTING AND PLANTING MIX DESIGN CAN BE PROVIDED BY A & L LABORATORIES (800-264-4522), 2790 WHITTEN ROAD, MEMPHIS, TN 38153. PROVIDE SOIL PLANTING MIX FROM SPECS AND ASK FOR COMMENTS FOR ALTERING MIX, IF APPROPRIATE. MULTIPLE SAMPLES MIGHT BE REQUIRED FOR LARGE JOBS WITH VARYING SOIL CONDITIONS. PROVIDE ONE REPORT FOR EACH 10,000 SF OF LANDSCAPE. MINIMUM. SOIL SAMPLES SHALL BE TAKEN AT 1 INCH AND 6 INCH DEPTHS FROM AT LEAST 4 LOCATIONS. THESE SAMPLES SHOULD THEN BE MIXED AND SUBMITTED TO THE LAB AS A SINGLE SAMPLE.
25. PLANTING MIX - ADJUST RECOMMENDED BY THE SOIL LABORATORY.
- A. PLANTING MIX SHALL BE PREPARED AT APPROVED ON-SITE STAGING AREA USING APPROVED ON-SITE EXISTING SOIL. MIX MINIMUM QUANTITIES OF 20 CUBIC YARDS OR SUFFICIENT MIX FOR ENTIRE JOB IF LESS THEN 20 CUBIC YARDS IS REQUIRED.
- B. THOROUGHLY MIXED IN THE FOLLOWING PROPORTIONS FOR TREE AND SHRUB PLANTING MIX:
5 CY EXISTING SOIL
2 CY SHARP SAND
3 CY WOOD RESIDUALS (MUST BE BROKEN DOWN BY AT LEAST TWO YEARS DECOMPOSITION)
4.5 LBS TREBLE SUPERPHOSPHATE (0-46-0)
5 LBS DOLOMITIC LIMESTONE (ELIMINATE FOR AVID LOVING PLANTS)
- C. FOR PLANTING BEDS, SHRUB AND GROUND COVER INCORPORATE THE FOLLOWING INGREDIENTS PER 20 SF AND INCORPORATE INTO TOP 8 INCHES OF EXISTING SOILS BY ROTOTILLING OR SIMILAR METHOD OF INCORPORATION.
1 CY SHARP SAND
2 CY ORGANIC MATERIAL
4.5 LBS TREBLE SUPERPHOSPHATE (0-46-0)
5 LBS DOLOMITIC LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
- D. IF SOIL TESTS RESULTS AND TESTING LAB RECOMMENDATIONS CONFLICT WITH THE SPECIFIED SOIL MIX THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REVIEW, ALTERATION APPROVAL.
- E. THE LANDSCAPE CONSTRUCTION SHALL PROVIDE THE LANDSCAPE ARCHITECTURE OWNER A 1 CF SAMPLE OF SPECIFIED MIXES AND LAB REPORTS PRIOR TO USE.
26. ALL DISTURBED AREAS ON THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED AS NOTED ON THE LANDSCAPE PLAN.
27. IF UTILIZED, ALL SOD SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS SIMILAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED FREE OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).

BUFFER ENHANCEMENT AREAS
TYPICAL PLANT LIST (PLANTING UNIT C - 500 SF)

CANOPY TREES - 1 PER 500 SF

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
		ACER RUBRUM	RED MAPLE	1.5' cal.	
		ACER NEGUNDO	BOX ELDER	1.5' cal.	
		FRAXINUS PENNSYLVANICA	GREEN ASH	1.5' cal.	
		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5' cal.	
		NYSSA SYLVATICA	BLACK GUM	1.5' cal.	
		QUERCUS PHELLOS	WILLOW OAK	1.5' cal.	
		QUERCUS BICOLOR	SWAMP WHITE OAK	1.5' cal.	

UNDERSTORY TREES - 1 PER 500 SF

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
		CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	2' HT	EVERGREEN
		ILEX OPACA	AMERICAN HOLLY	2' HT	EVERGREEN
		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2' HT	EVERGREEN
		PINUS TAEDA	LOBLOLLY PINE	2' HT	EVERGREEN
		AMELANCHIER CANADENSIS	SERVICEBERRY	3 GAL. CONT., MIN 2' HT	
		CERCIS CANADENSIS	EASTERN REDBUD	3 GAL. CONT., MIN 2' HT	
		CORNUS FLORIDA	FLOWERING DOGWOOD	3 GAL. CONT., MIN 2' HT	
		CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	3 GAL. CONT., MIN 2' HT	
		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3 GAL. CONT., MIN 2' HT	

SHRUBS - 4 PER 500 SF

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	MIN. 1 GAL. CONT.	
		CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	MIN. 1 GAL. CONT.	
		CORNUS AMOMUM	SILKY DOGWOOD	MIN. 1 GAL. CONT.	
		ILEX VERTICILLATA	WINTERBERRY	MIN. 1 GAL. CONT.	
		ITEA VIRGINICA	SWEETSPIRE	MIN. 1 GAL. CONT.	
		KALMIA ANGUSTIFOLIA	SHEEP LAUREL	MIN. 1 GAL. CONT.	
		MYRICA CERIFERA	WAX MYRTLE	MIN. 1 GAL. CONT.	
		SAMBUCUS CANADENSIS	ELDERBERRY	MIN. 1 GAL. CONT.	
		VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	MIN. 1 GAL. CONT.	

SEED MIXES

ERNMX-117	WARM SEASON GRASS MIX	
40.0%	HORDEUM VULGARE	GRAIN BARLEY
26.0%	ANDROPOGON GERARDII, NIAGRA	NIAGRA BIG BLUESTEM
14.0%	ANDROPOGON SCOPARIUS, CAMPER	CAMPER LITTLE BLUESTEM
14.0%	SORGHASTRUM NUTANS, RUMSEY	RUMSEY INDIAN GRASS
6.0%	PANICUM VIRGATUM, CAVE-IN-ROCK	CAVE-IN-ROCK SWITCH GRASS

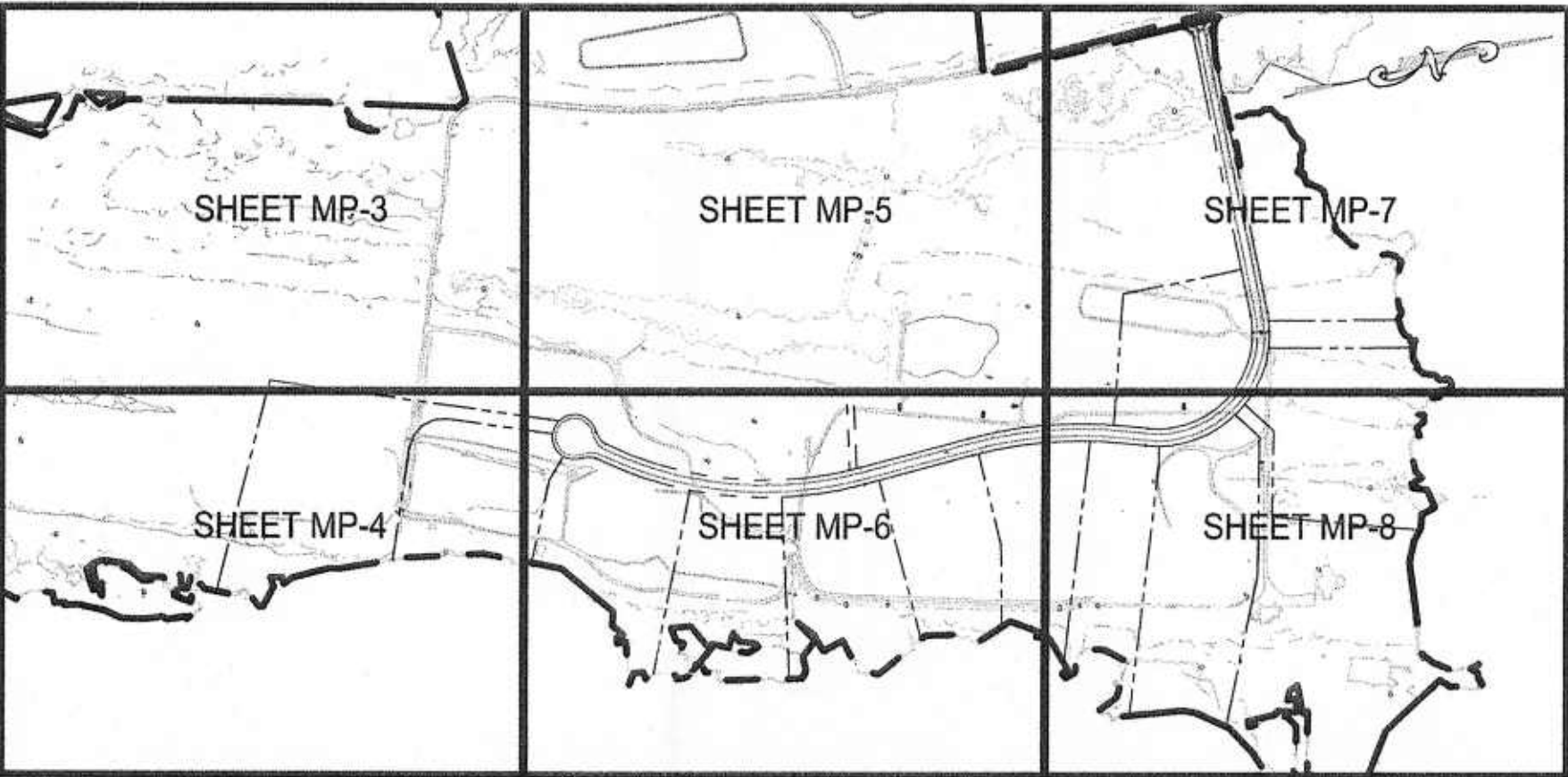
THE SEED SPECIFICATION LISTED ABOVE IS EQUAL TO ERNST CONSERVATION SEED MIX, ERNMX-117 AS MANUFACTURED AND SUPPLIED BY ERNST CONSERVATION SEEDS, 9009 MERCER PIKE, MEADVILLE, PA. 16335 OR APPROVED EQUAL. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.

WETLAND MITIGATION AREAS

KEY	QTY	NAME	SIZE	COMMENT
		SPARTINA PATENS	SALT MEADOW HAY	PLUG ABOVE MHW
		SPARTINA ALTERNIFLORA	SMOOTH CORDGRASS	PLUG MDTIDE TO MHW

HERBACEOUS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		ONOCLEA SENSIBILIS	SENSITIVE FERN	PEAT POT
		OSMUNDA REGALIS	ROYAL FERN	PEAT POT



KEY MAP

1" = 500'

MASTER LEGEND

	TIDAL WETLANDS		LIMIT OF DISTURBANCE
	EXISTING WETLAND BUFFER		SOILS LINE
	EXTENDED TIDAL BUFFER		WETLAND MITIGATION/RESTORATION
	PROPERTY LINE		PHRAGMITES ERADICATION
	EXISTING CONTOUR		AFFORESTATION
	PROPOSED CONTOUR		AFFORESTATION/BUFFER ENHANCEMENT
	SHORE LINE		SPARTINA ALTERNIFLORA (SMOOTH CORDGRASS)
	EXISTING WOODLINE		SPARTINA PATENS (SALT MEADOW HAY)
	MEAN HIGH WATER		
	WETLAND LINE		
	25' WETLAND BUFFER		
	100' BUFFER		
	EXTENDED TIDAL BUFFER		PROPOSED STREET TREE

WETLAND MITIGATION AND
RESTORATION NOTES

1. NON-NATIVE/INVASIVE SPECIES REMOVAL
- ERADICATION OF INVASIVE OR UNDERSIRABLE VEGETATION (PHRAGMITES) IS RECOMMENDED PRIOR TO PLANTING. ONLY A LICENSED SPRAY TECHNICIAN SHOULD APPLY AN APPROVED HERBICIDE, I.E. GLYPHOSATE, IN ORDER TO ERADICATE INVASIVE AND UNDERSIRABLE VEGETATION. PRIOR TO SEEDING, EXCESS DEAD VEGETATION AND/OR PERSISTENT WEEDS SHOULD BE TILLED INTO THE SOIL. TILLING OF SOIL IS NOT RECOMMENDED FOR WET SITES. SEE SHEETS MP-3 THROUGH MP-8 FOR EXTENT OF PHRAGMITES REMOVAL.
2. SITE PREPARATION
- DECONSOLIDATION OF SOILS TO BE VEGETATED FOLLOWING GRADING SHALL BE DONE PRIOR TO PLANT INSTALLATION AND/OR SEEDING, BY AN APPROVED METHOD THAT HAS THE LEAST IMPACT ON THE SURROUNDING VEGETATION. CARE SHOULD BE GIVEN TO EXISTING, ESTABLISHED WETLAND COMMUNITIES. ALL AREAS TO BE VEGETATED SHALL BE FREE OF TRASH AND FOREIGN DEBRIS.
3. WETLAND PLANT MATERIALS
- PLANT MATERIALS FOR WETLAND MITIGATION/RESTORATION SITES SHALL BE NATIVE TO THE REGION AND SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIALS SHALL BE FREE OF DISEASES AND PESTS. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL PLANT MATERIAL SHALL REMAINED TAGGED WITH SPECIES NAME, AND LABELS SHALL NOT BE REMOVED UNTIL FINAL INSPECTION BY THE AGENT IN CHARGE.
4. SALINITY ACCLIMATION
- IF TIDAL WETLAND MITIGATION/RESTORATION IS PLANTED DURING THE GROWING SEASON, PLANTS SHOULD BE APPROPRIATELY ACCLIMATED TO SALINITY CONDITIONS PRIOR TO INSTALLATION.
5. PLANTING ZONES
- PLANTING ZONES FOR SPARTINA ALTERNIFLORA AND SPARTINA PATENS MUST BE FLAGGED AND APPROVED BY THE AGENT IN CHARGE PRIOR TO INSTALLATION. SEE SHEETS MP-3 THROUGH MP-8 FOR LIMIT OF PLANTING ZONES AND PLANTING REQUIREMENTS.
6. INSTALLATION TIMETABLE
- IT IS RECOMMENDED ALL WOODY VEGETATION AND TIDAL AND NONTIDAL WETLANDS SHOULD BE PLANTED IN THE BEGINNING OF THE GROWING SEASON TO ENSURE PROPER ROOT DEVELOPMENT BEFORE FALL AND WINTER. HERBACEOUS EMERGENT PLANTS SHOULD BE CUT TO GROUND LEVEL TO SEVERAL INCHES ABOVE PRIOR TO THE FIRST FALL/WINTER SEASON. IF FREEZING TEMPERATURES OCCUR, WATER MAY FREEZE AROUND THE ABOVEGROUND PARTS OF PLANTS AND PULL THEM OUT OF THE SOIL WHEN IT RAINS AND THE ICE LEVEL RISES (NONTIDAL) OR THE TIDE RISES AND RAISES THE ICE LEVEL (TIDAL).
7. CONTRACT GROWING
- CONTRACTOR SHOULD ARRANGE FOR THE CONTRACT GROWING OF THE REQUIRED PLANTS WHEN MORE THAN 1000 UNITS OF ANY ONE SPECIES OF HERBACEOUS PLANTS, AND MORE THAN 100 UNITS OF ANY ONE SPECIES OF WOODY PLANTS IS REQUIRED.
8. FERTILIZER
- ALL WETLAND MITIGATION/RESTORATION SITES SHOULD BE FERTILIZED UTILIZING A SLOW RELEASE FERTILIZER, SUCH AS AGRIFORM IF PLANTING UNDER WATER, OR OSMOCOTE IF PLANTING IN THE DRY. USE MANUFACTURER'S RECOMMENDED RATES. ADDITIONAL FERTILIZATION SHOULD NOT BE NEEDED AFTER THIS INITIAL PLANTING.

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SHEET TITLE MITIGATION & BUFFER ENHANCEMENT NOTES		
SHEET NUMBER MP-1		

PLANTING STANDARDS AND SPECIFICATIONS

1. PLANT MATERIAL SELECTION

- A. ALL PLANT MATERIALS GREATER THAN 1" CALIPER SHALL MEET OR EXCEED THE REQUIREMENTS OF THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS. ALL PLANTS SHALL BE TYPICAL OF THE SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF 535 GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED, AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, AND MECHANICAL INJURIES.
- B. PLANTING STOCK LESS THAN 1" CALIPER SHOULD MEET THE FOLLOWING STANDARDS.
- SEEDLINGS/WHIPS:
- HARDWOODS - 1/4" TO 1/2" CALIPER WITH ROOTS NOT LESS THAN 8" LONG
- SHRUBS: 3/8" OR LARGER CALIPER WITH 8" ROOT SYSTEM

2. PLANTING SITE PREPARATION

- A. UNDISTURBED SITES.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. FOR PLANTINGS WHERE LARGE STOCK IS CHOSEN, THE PLANTING FIELD OF RADIUS OF 2 TIMES THE DIAMETER OF THE ROOT BALL IS RECOMMENDED.
- IN AREAS OF STEEP SLOPES OR ERODIBLE SOILS, SOIL DISTURBANCE SHOULD BE LIMITED TO THE PLANTING FIELD WHOSE RADIUS IS EQUAL TO 2 X DIAMETER OF THE ROOT BALL.

3. PLANTING PERIOD

DEPENDING ON THE SIZE STOCK BEING USED, THE ALLOWABLE PLANTING WINDOWS DIFFER.

4. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. BARE ROOT STOCK, WHICH ARE UNPLANTED FOR MORE THAN 24 HOURS, SHOULD BE HEeled IN NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN 2 WEEKS. ON-SITE OR LOCAL TRANSPLANTED MATERIALS SHOULD BE STORED IN TREE BANKS IF UNPLANTED FOR MORE THAN 24 HOURS.

5. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

6. PLANTING SPECIFICATIONS

A. CONTAINER-GROWN STOCK

SUCCESSFUL PLANTING OF CONTAINER-GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERENT FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSEND FROM THE SOILS. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.

THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

7. PLANTING METHODS

PLANTING FIELDS SHOULD BE CREATED AS DESCRIBED WITHIN CROSS SECTION E-E' ON SHEET 6 OF 10. STOCKPILED NATIVE TOPSOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH BONTERA 500 WHERE SPECIFIED ON THE DETAIL SHEETS. DO NOT MULCH.

8. POST CONSIDERATIONS

A. CONTROL OF COMPETING VEGETATION

IN SOME CASES, UNWANTED VEGETATION GROWING NEAR NEWLY PLANTED TREES CAN TAKE OVER THE SITE. THE EXTENT TO WHICH THIS PROBLEM IS CONTROLLED DEPENDS ON THE ABILITY OF THE PLANTED MATERIAL TO WITHSTAND THE INTRUSION. SMALLER TREES NEED MORE CARE. ALTHOUGH SOME SEEDLINGS SURVIVE AMONG THE OVERGROWTH AND SHADE IT OUT WHEN THEY REACH A GREATER HEIGHT. AS A PREVENTIVE MEASURE, CONSIDER THE POTENTIAL FOR GROWTH OF INVASIVE SPECIES WHILE CHOOSING A REFORESTATION OR AFFORESTATION AREA. UNFORTUNATELY, GOOD SITES FOR REFORESTATION AND AFFORESTATION ARE GENERALLY GOOD SITES FOR UNWANTED VEGETATION AS WELL.

B. PROTECTION: PESTS, DISEASES AND MECHANICAL INJURY

AN INTEGRATED PEST MANAGEMENT (IPM) PROGRAM IS ONE OF THE MOST EFFECTIVE AND SAFE APPROACHES FOR MAINTAINING A HEALTHY FOREST. THE BASICS OF IPM INCLUDE PROPER SPECIES SELECTION FOR THE SITE, GOOD PRUNING, MULCHING AND FERTILIZING PRACTICES, REGULAR MONITORING, AND PROPER TIMING OF NECESSARY SPRAYS.

MAINTENANCE CALENDAR

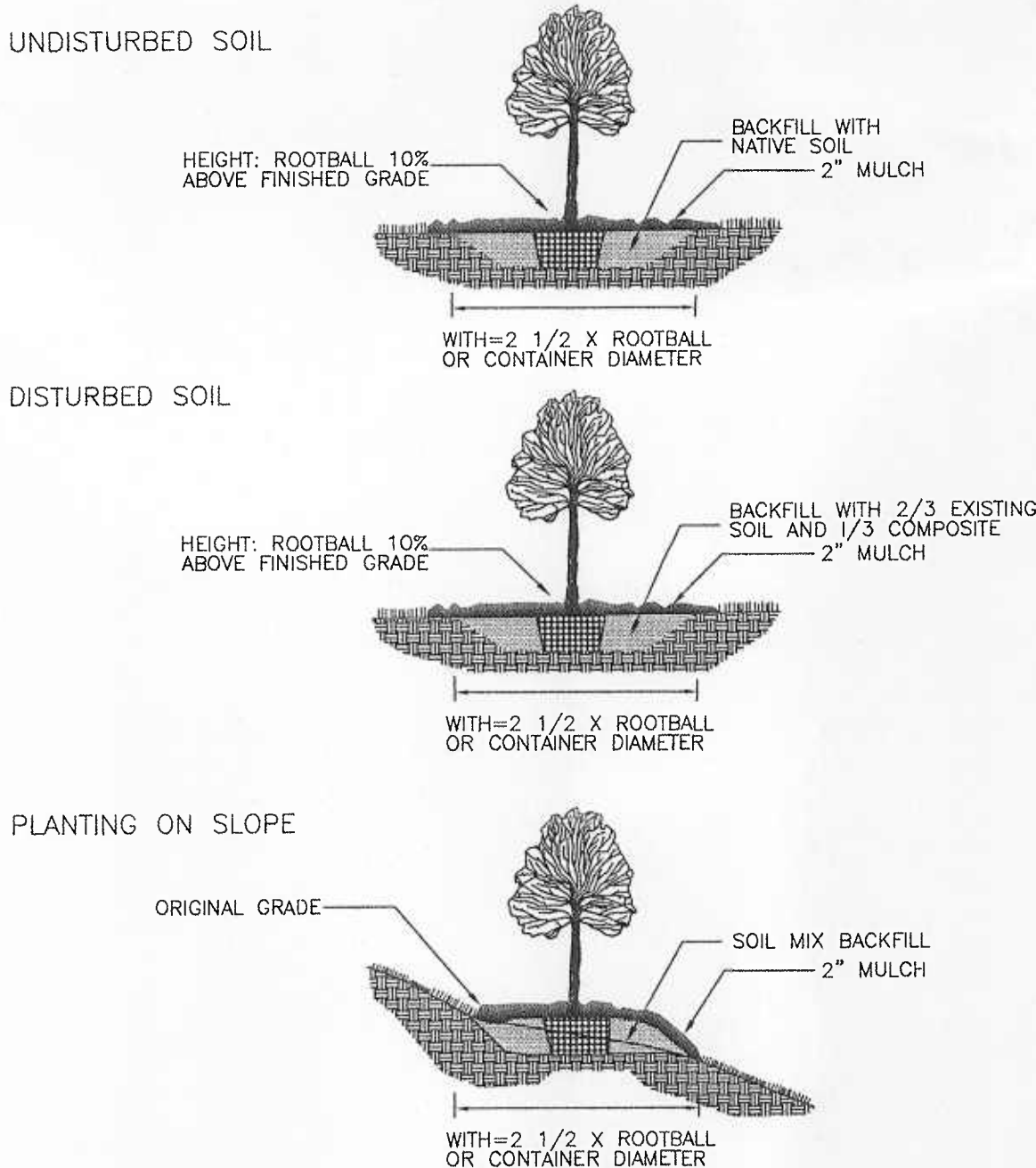
TASKS	MONTHS												MONTHS											
	*JAN	*FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC*	*JAN	*FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC*
Transplant of 2" DBH or Greater																								
Planting Seedlings, Whips																								
Minimum Monitoring				X			X				X				X			X				X		
Fertilizer (if needed)*																								
Water**																								

- Recommended, Optimal Time
- Recommended With Additional Care
- Recommended
- * Dependent Upon Site Conditions
- ** Dependent Upon Site Conditions: Weekly watering is strongly recommended from May through October 1st unless weekly rainfall equals 1".

- Notes:
- Activities during November through February depend on ground conditions.
 - No fall planting of oaks and pines.
 - The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.
 - All plant material shall be guaranteed for a period no less than 12 months upon installation based on a 95% survival rate.

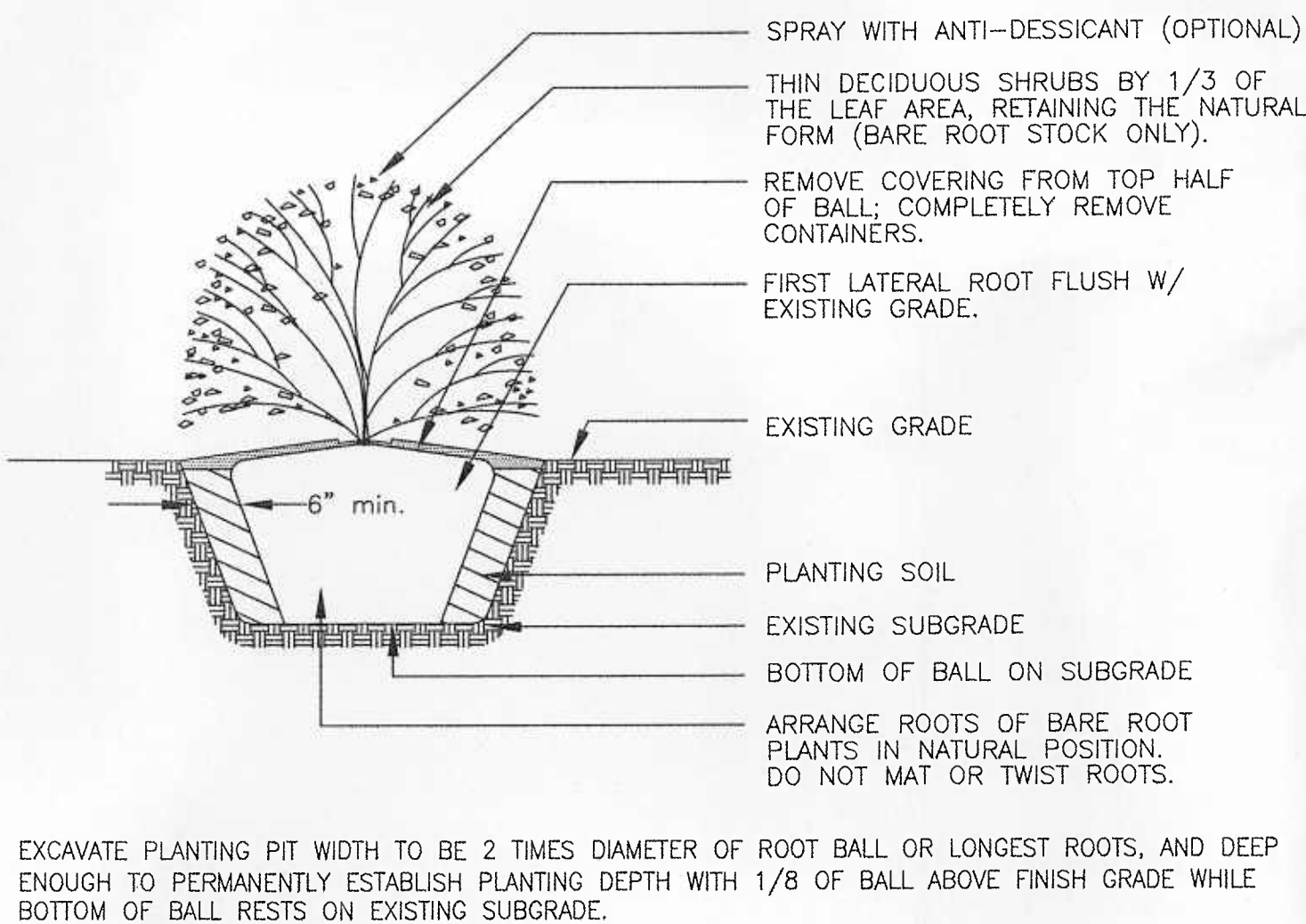
CONTAINER GROWN AND B&B PLANTING TECHNIQUES

FIGURE D-16



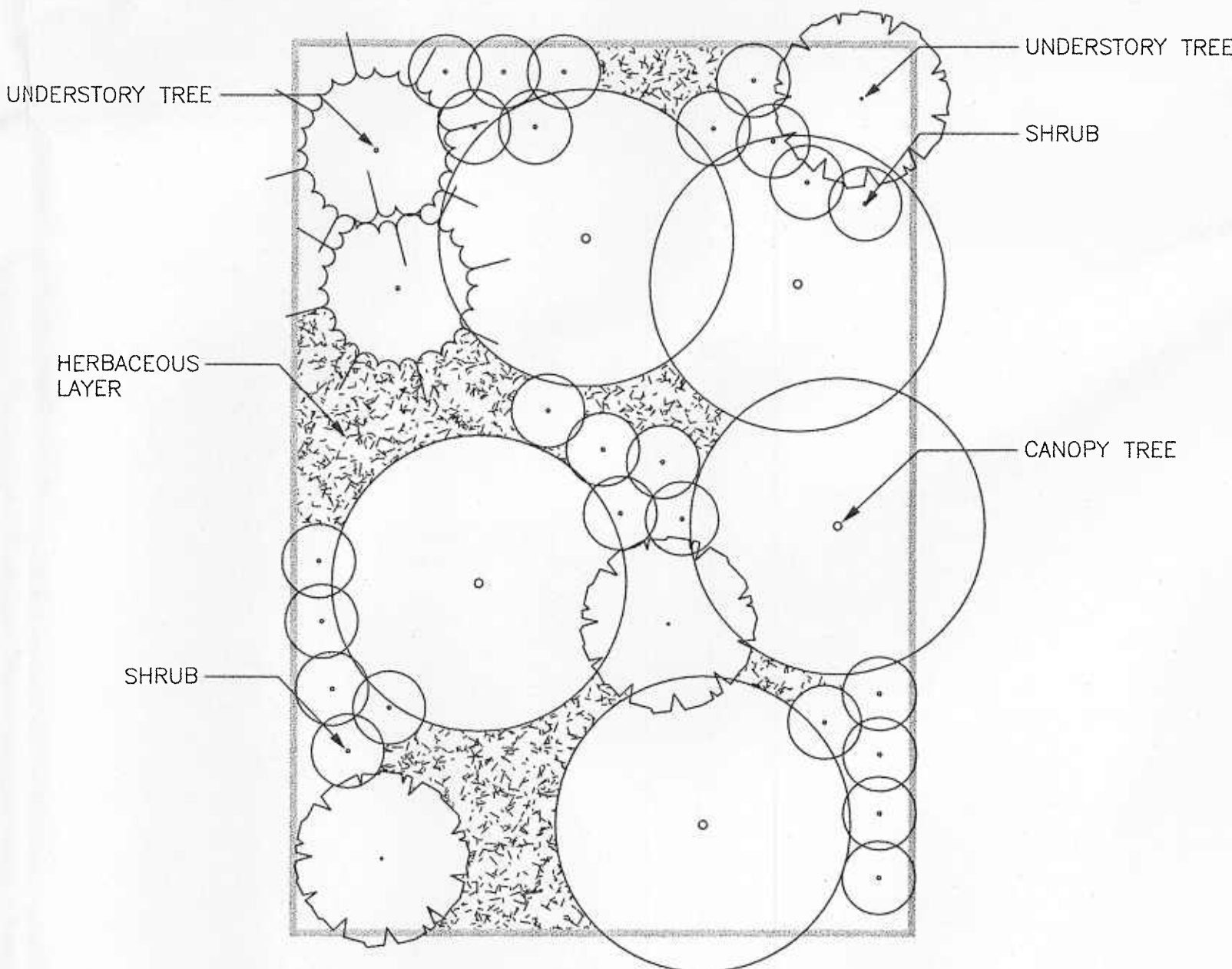
SHRUB/HERB PLANTING DETAIL

N.T.S.



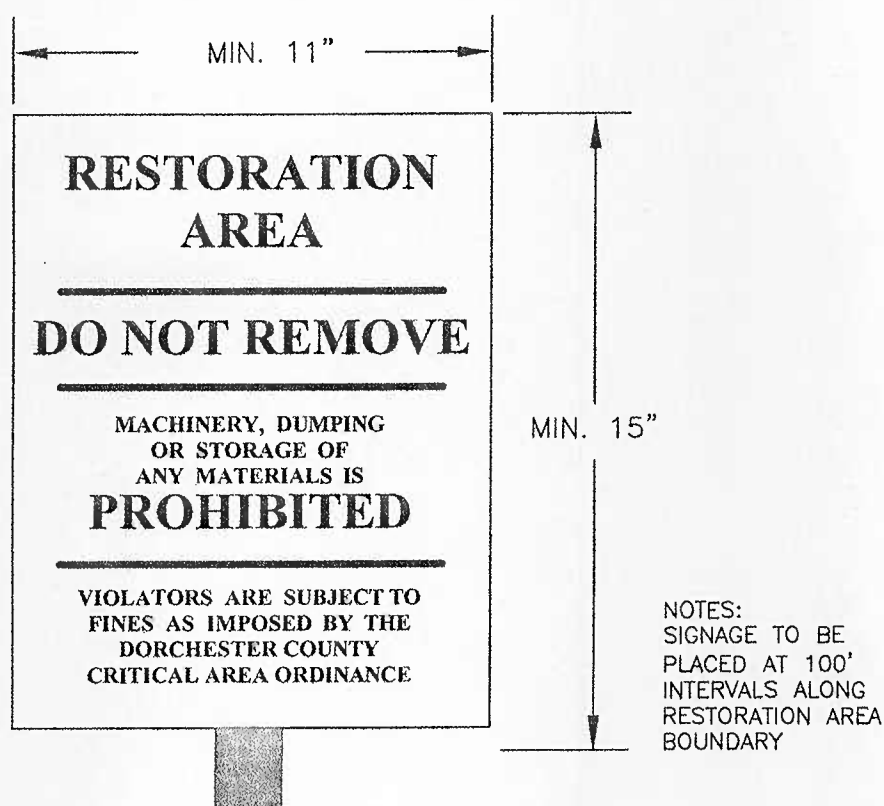
TYPICAL PLANTING MODULE FOR AFFORESTATION - PLANTING UNIT C

N.T.S.



NOTE: ABOVE MODULE IS APPROXIMATELY 2,500 SF CONSISTING OF 5 CANOPY TREES, 5 UNDERSTORY TREES, AND 20 SHRUBS (PER PLANTING UNIT C).

SIGNAGE



AREA CALCULATIONS

AREA	AC
AFFORESTATION	38 AC
BUFFER ENHANCEMENT	7.81 AC
TIDAL WETLAND MITIGATION (REMOVAL OF EX. ROAD)	74 AC
PHRAGMITES ERADICATION	32 AC
CONVERSION OF MAN-MADE IMPOUNDMENT (TIDAL)	2.68 AC
TOTAL IMPROVEMENT AREA	11.61 AC

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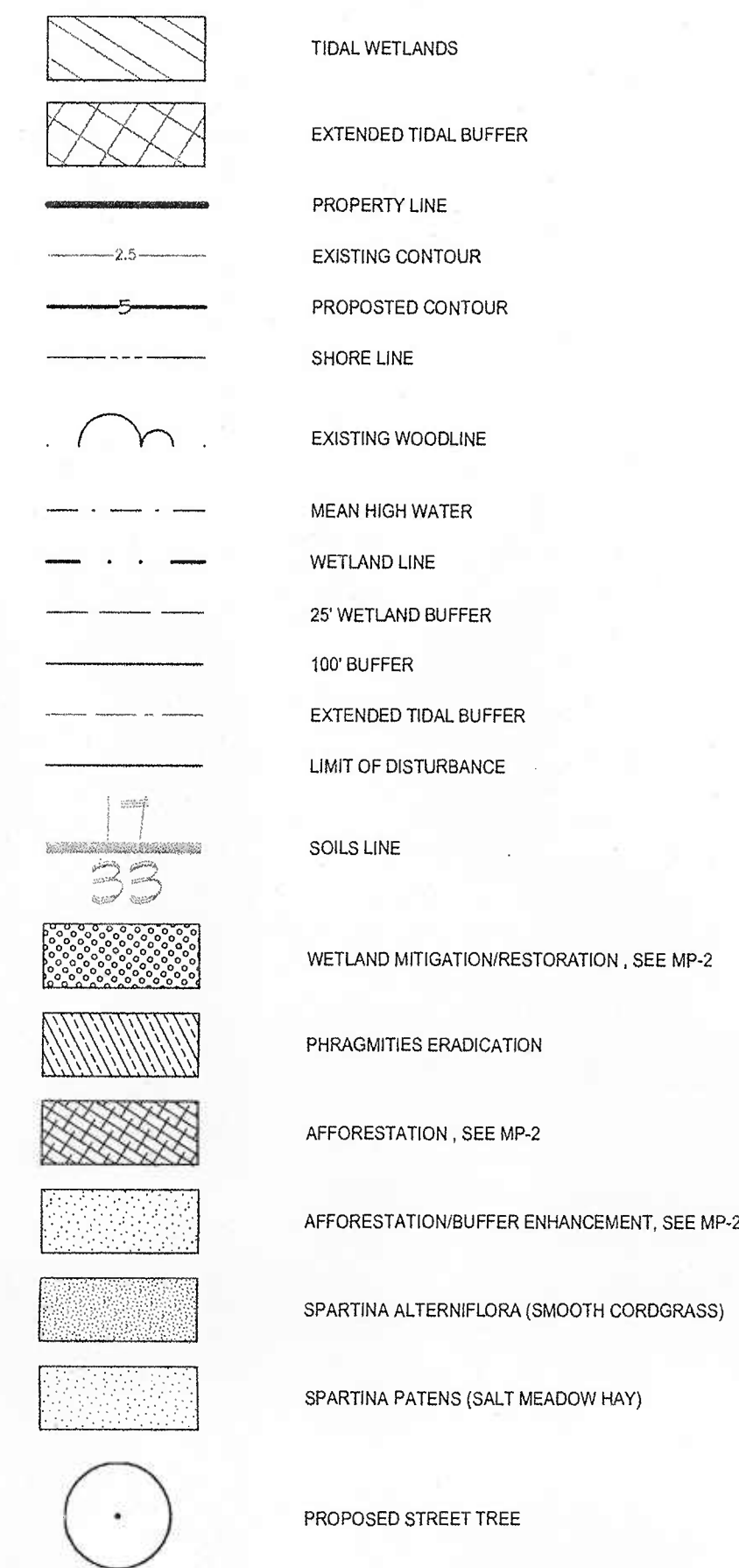
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MP-2

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LEGEND



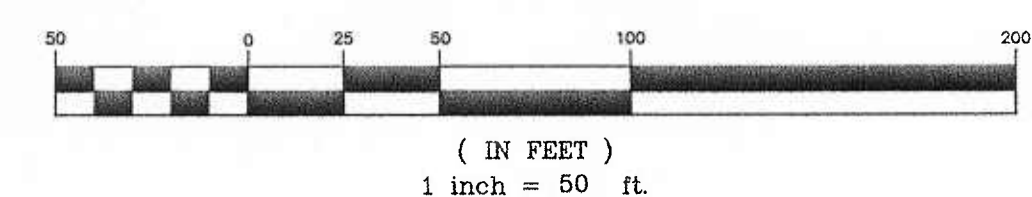
SOIL LEGEND

SOILS DATA				
NUMBER	SOIL SERIES	SOIL GROUP	USED PRE	USED POST
7	ELKTON SILT LOAM	C/D	C	D
8	ELKTON MUCKY SILT LOAM	D	D	D
17	HONGA PEAT	D	D	D
20	KEYPORT SILT LOAM	C	C	C
24A	MATTAPLEX SILT LOAM 0%-2% SLOPE	C	C	C
24B	MATTAPLEX SILT LOAM 2%-5% SLOPE	C	C	C
27	OTHELLO AND KENTUCK SOILS	B/D	B	D
33	SUNKEN MUCKY SILT LOAM	D	D	D

NOTES:

1. IN AREAS OF AFFORESTATION UNDERNEATH EXISTING OVERHEAD POWER LINES, A STRIP NO LESS THAN 15 FEET WIDE (7.5 FEET ON EITHER SIDE OF POWER LINE) SHALL BE PLANTED WITH WARM SEASON GRASSES ONLY. SEE SHEET MP-1 FOR DESIGNATED WARM SEASON GRASS MIX.
2. FOR TYPICAL PLANTING LIST AND DETAILS, SEE SHEETS MP-1 AND MP-2.

GRAPHIC SCALE



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SHEET TITLE
MITIGATION & BUFFER
ENHANCEMENT
PLAN

SHEET NUMBER

MP-3

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MATCHLINE SEE SHEET MP-3



LEGEND

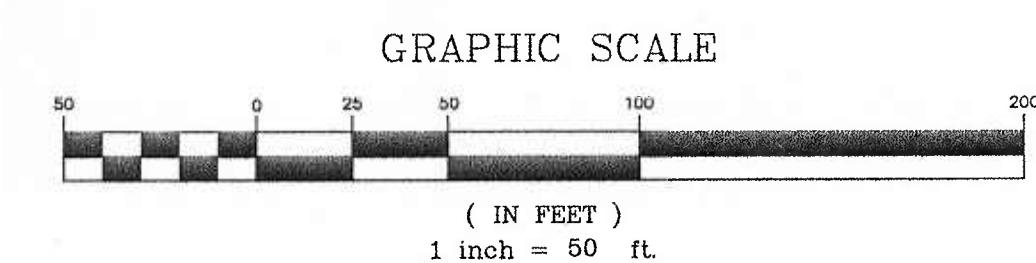
	TIDAL WETLANDS
	EXTENDED TIDAL BUFFER
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SHORE LINE
	EXISTING WOODLINE
	MEAN HIGH WATER
	WETLAND LINE
	25' WETLAND BUFFER
	100' BUFFER
	EXTENDED TIDAL BUFFER
	LIMIT OF DISTURBANCE
	SOILS LINE
	WETLAND MITIGATION/RESTORATION, SEE MP-2
	PHRAGMITES ERADICATION
	AFFORESTATION, SEE MP-2
	AFFORESTATION/BUFFER ENHANCEMENT, SEE MP-2
	SPARTINA ALTERNIFLORA (SMOOTH CORDGRASS)
	SPARTINA PATENS (SALT MEADOW HAY)
	PROPOSED STREET TREE

SOIL LEGEND

SOILS DATA				
NUMBER	SOIL SERIES	SOIL GROUP	USED PRE	USED POST
7	ELKTON SILT LOAM	CD	C	D
8	ELKTON MUCKY SILT LOAM	D	D	D
17	HONGA PEAT	D	D	D
20	KEYPORT SILT LOAM	C	C	C
24A	MATTAPLEX SILT LOAM 0%-2% SLOPE	C	C	C
24B	MATTAPLEX SILT LOAM 2%-5% SLOPE	C	C	C
27	OTHELLO AND KENTUCK SOILS	B/D	B	D
33	SUNKEN MUCKY SILT LOAM	D	D	D

NOTES:

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2. FOR TYPICAL PLANTING LIST AND DETAILS, SEE SHEETS MP-1 AND MP-2.



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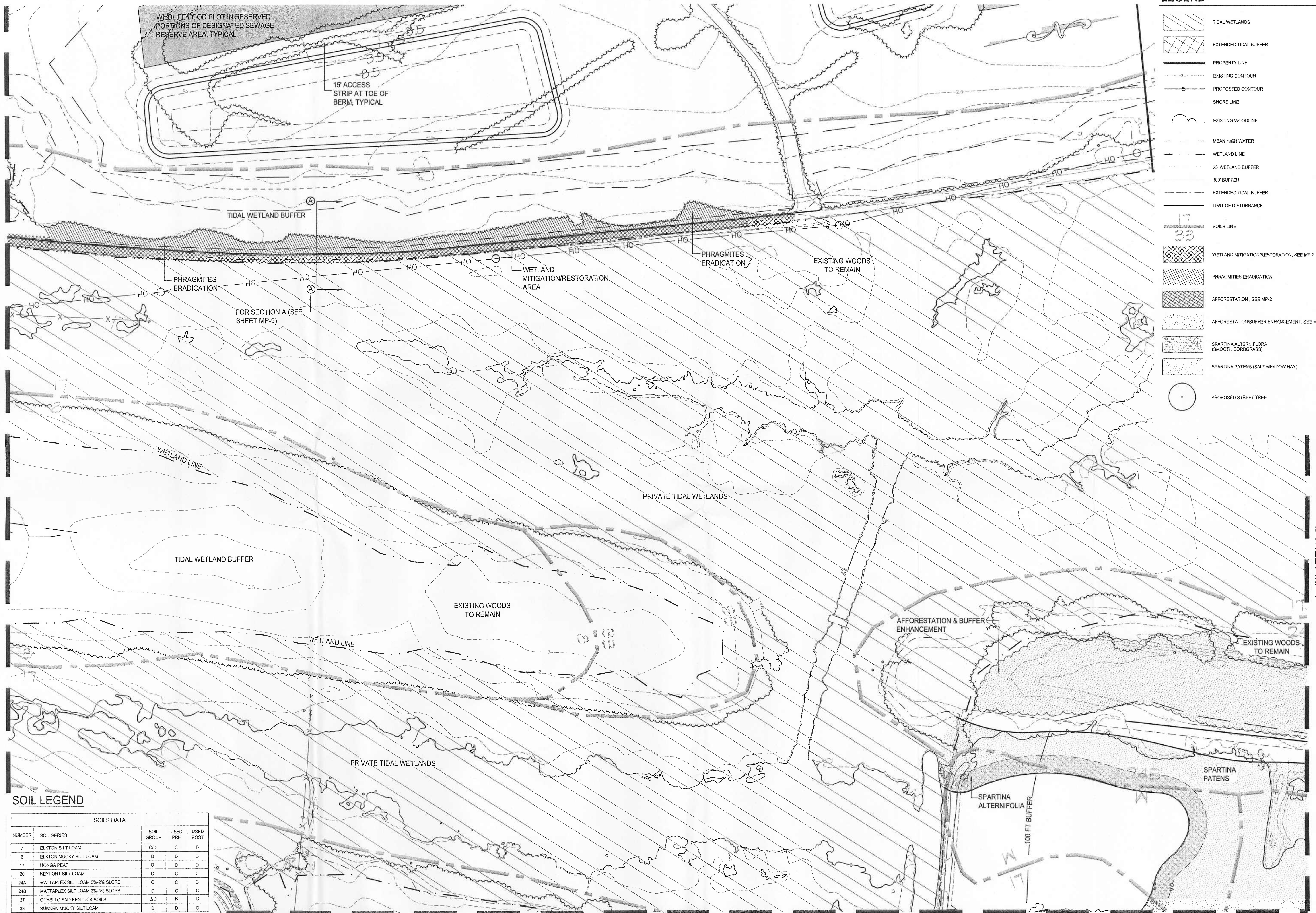
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SHEET NUMBER

MP-4

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SOIL LEGEND

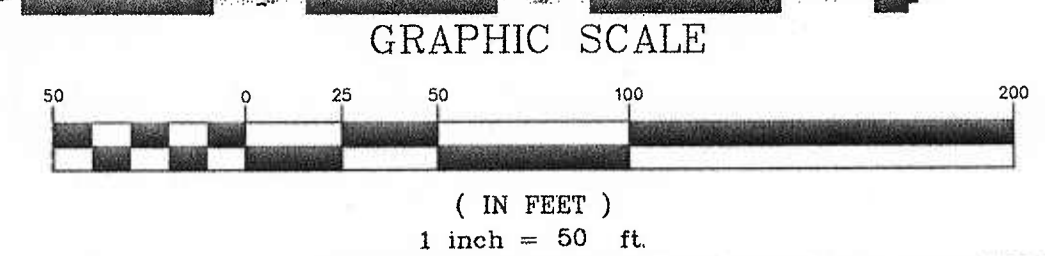
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8	ELKTON MUCKY SILT LOAM	D	D	D
17	HONGA PEAT	D	D	D
20	KEYPORT SILT LOAM	C	C	C
24A	MATTAPLEX SILT LOAM 0%-2% SLOPE	C	C	C
24B	MATTAPLEX SILT LOAM 2%-5% SLOPE	C	C	C
27	OTHELLO AND KENTUCK SOILS	B/D	B	D
33	SUNKEN MUCKY SILT LOAM	D	D	D

MATCHLINE SEE SHEET MP-6

LEGEND

- TIDAL WETLANDS
- EXTENDED TIDAL BUFFER
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SHORE LINE
- EXISTING WOODLINE
- MEAN HIGH WATER
- WETLAND LINE
- 25' WETLAND BUFFER
- 100' BUFFER
- EXTENDED TIDAL BUFFER
- LIMIT OF DISTURBANCE
- SOILS LINE
- WETLAND MITIGATION/RESTORATION, SEE MP-2
- PHRAGMITES ERADICATION
- AFFORESTATION, SEE MP-2
- AFFORESTATION/BUFFER ENHANCEMENT, SEE MP-2
- SPARTINA ALTERNIFOLIA (SMOOTH COROGRASS)
- SPARTINA PATENS (SALT MEADOW HAY)
- PROPOSED STREET TREE

MATCHLINE SEE SHEET MP-7



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SHEET TITLE
**MITIGATION &
BUFFER
ENHANCEMENT
PLAN**

SHEET NUMBER

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DORCHESTER COUNTY, MARYLAND

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OCT 23 2008

CRITICAL PATH METHOD
COMPLETION DATE: 10/23/08SEAL
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RITCHIE ASSOCIATES, INC.NO. REVISION DATE
JOB NO. 13957 DRAWN BY EWW ISSUED 9/23/08SHEET TITLE
MITIGATION &
BUFFER
ENHANCEMENT
PLAN

SHEET NUMBER

MP-6

MATCHLINE SEE SHEET MP-4

MATCHLINE SEE SHEET MP-5

MATCHLINE SEE SHEET MP-8

LEGEND

	TIDAL WETLANDS
	EXTENDED TIDAL BUFFER
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SHORE LINE
	EXISTING WOODLINE
	MEAN HIGH WATER
	WETLAND LINE
	25' WETLAND BUFFER
	100' BUFFER
	EXTENDED TIDAL BUFFER
	LIMIT OF DISTURBANCE
	SOILS LINE
	WETLAND MITIGATION/RESTORATION, SEE MP-2
	PHRAGMITES ERADICATION
	AFFORESTATION, SEE MP-2
	AFFORESTATION/BUFFER ENHANCEMENT, SEE MP-2
	SPARTINA ALTERNIFLORA (SMOOTH CORDGRASS)
	SPARTINA PATENS (SALT MEADOW HAY)
	PROPOSED STREET TREE

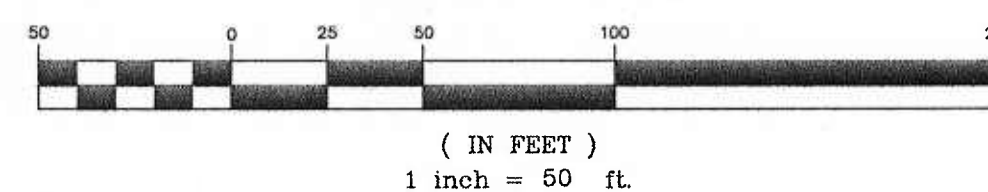
SOIL LEGEND

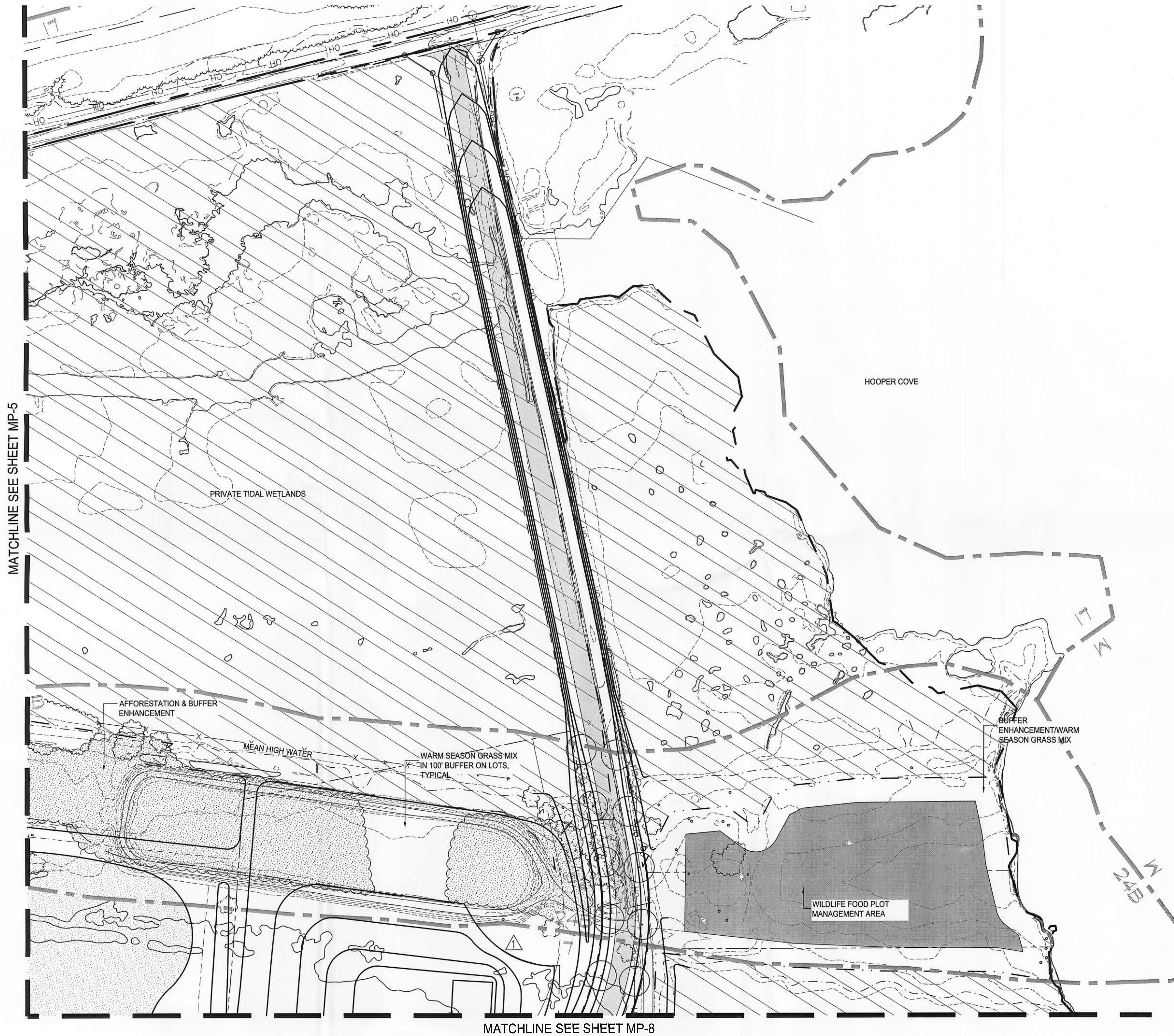
SOILS DATA				
NUMBER	SOIL SERIES	SOIL GROUP	USED PRE	USED POST
7	ELKTON SILT LOAM	C/D	C	D
8	ELKTON MUCKY SILT LOAM	D	D	D
17	HONGA PEAT	D	D	D
20	KEYPORT SILT LOAM	C	C	C
24A	MATTAPLEX SILT LOAM 0%-2% SLOPE	C	C	C
24B	MATTAPLEX SILT LOAM 2%-5% SLOPE	C	C	C
27	OTHELLO AND KENTUCK SOILS	B/D	B	D
33	SUNKEN MUCKY SILT LOAM	D	D	D

NOTES:

- IN AREAS OF AFFORESTATION UNDERNEATH EXISTING OVERHEAD POWER LINES, A STRIP NO LESS THAN 15 FEET WIDE (7.5 FEET ON EITHER SIDE OF POWER LINE) SHALL BE PLANTED WITH WARM SEASON GRASSES ONLY. SEE SHEET MP-1 FOR DESIGNATED WARM SEASON GRASS MIX.
- FOR TYPICAL PLANTING LIST AND DETAILS, SEE SHEETS MP-1 AND MP-2.

GRAPHIC SCALE





LEGEND

	TIDAL WETLANDS
	EXTENDED TIDAL BUFFER
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SHORE LINE
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	PROPOSED STREET TREE

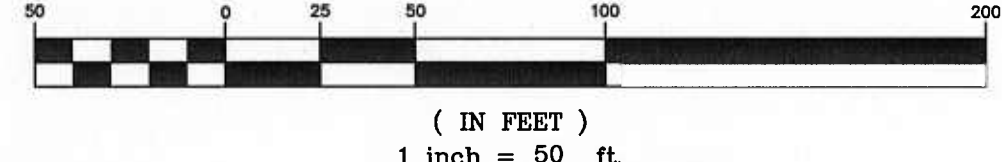
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- THE 25-FOOT AGRICULTURAL BUFFER BETWEEN THE WILDLIFE FOOD PLOTS AND THE WETLAND AREA SHALL BE WARM SEASON GRASSES, TYPICAL.

GRAPHIC SCALE



MRA

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HOLLAND POINT PRESERVE

MITIGATION PLAN SUBMITTAL
TAYLORS ISLAND
DORCHESTER COUNTY, MARYLAND

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OCT 27 2008

SEAL
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GRADING LOT 11 10-21-08

NO.	REVISION	DATE
JOB NO.	DRAWN BY	ISSUED
13957	EWV	9/23/08

SHEET TITLE

MITIGATION & BUFFER ENHANCEMENT PLAN

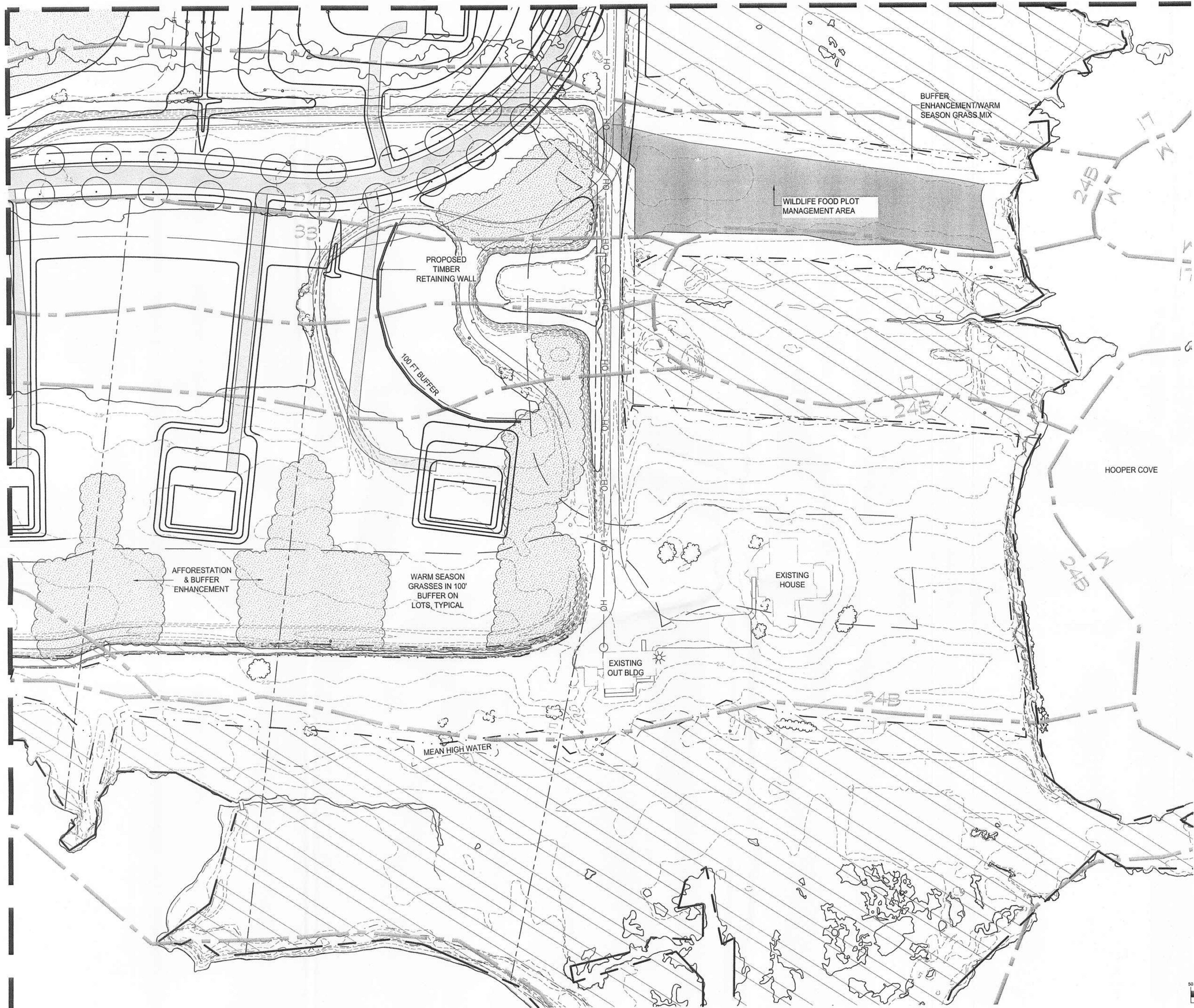
SHEET NUMBER

MP-7

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1:1, Copyright 2008 Morris Ritchie Associates, Inc.

MATCHLINE SEE SHEET MP-6

MATCHLINE SEE SHEET MP-7



LEGEND

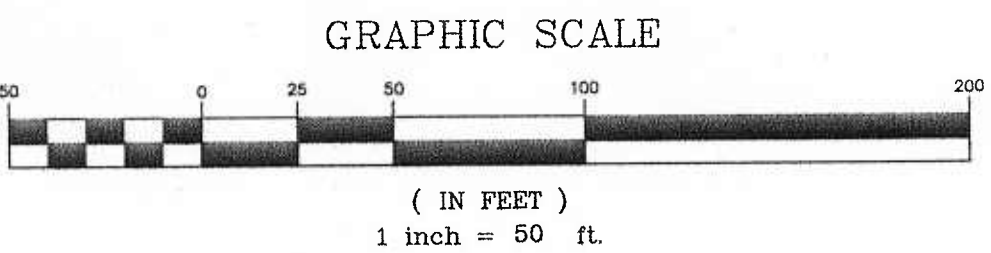
- TIDAL WETLANDS
- EXTENDED TIDAL BUFFER
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SHORE LINE
- EXISTING WOODLINE
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- LIMIT OF DISTURBANCE
- SOILS LINE
- WETLAND MITIGATION/RESTORATION, SEE MP-2
- PHRAGMITES ERADICATION
- AFFORESTATION, SEE MP-2
- AFFORESTATION/BUFFER ENHANCEMENT, SEE MP-2
- SPARTINA ALTERNIFLORA (SMOOTH CORDGRASS)
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- PROPOSED STREET TREE

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SOILS DATA					
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8	ELKTON MUCKY SILT LOAM	D	D	D	
17	HONGA PEAT	D	D	D	
20	KEYPORT SILT LOAM	C	C	C	
24A	MATTAPLEX SILT LOAM 0%-2% SLOPE	C	C	C	
24B	MATTAPLEX SILT LOAM 2%-8% SLOPE	C	C	C	
27	OTHELLO AND KENTUCK SOILS	B/D	B	D	
33	SUNKEN MUCKY SILT LOAM	D	D	D	

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HOLLAND POINT PRESERVE

MITIGATION PLAN SUBMITTAL

TAYLORS ISLAND

DORCHESTER COUNTY, MARYLAND

OCT 2 2008
CRITICAL AREA
Chesapeake Bay


SEAL
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JOB NO.	DRAWN BY	ISSUED
13957	EWV	9/23/08

SHEET TITLE
MITIGATION & BUFFER ENHANCEMENT PLAN

SHEET NUMBER

MP-8



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HOLLAND POINT PRESERVE

MITIGATION PLAN SUBMITTAL

TAYLORS ISLAND

DORCHESTER COUNTY, MARYLAND

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CRITICAL AREA

Chesapeake & Delaware

SEAL

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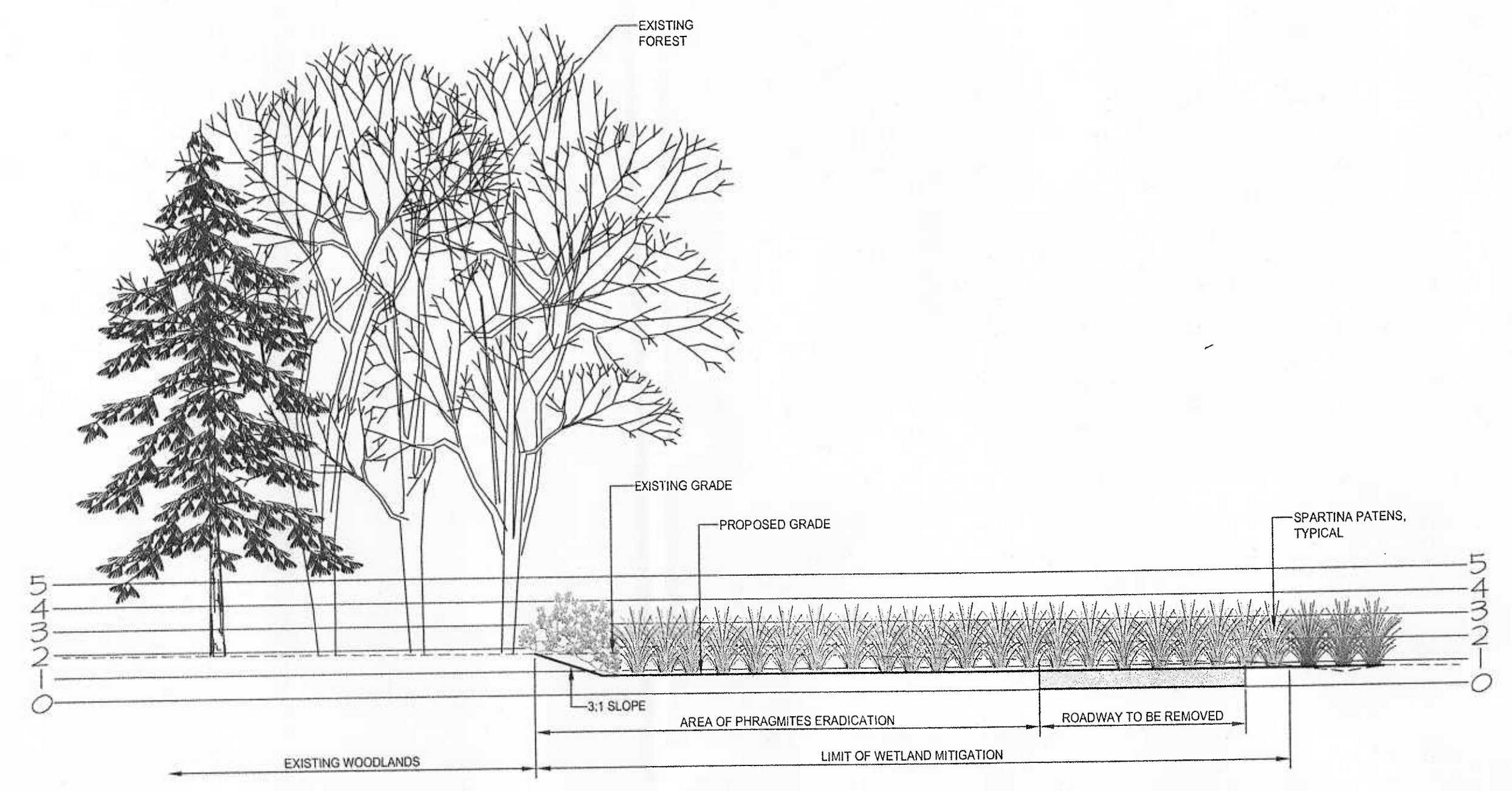
NO.	REVISION	DATE
1	13957	9/23/08

SHEET TITLE

MITIGATION & BUFFER ENHANCEMENT SECTIONS

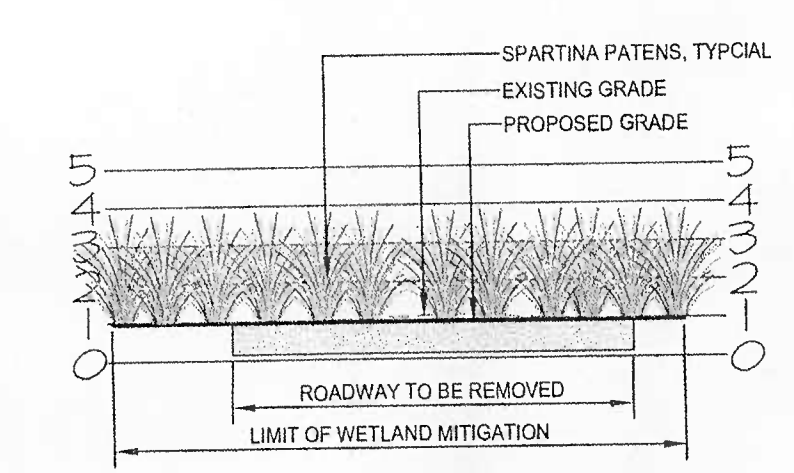
SHEET NUMBER

MP-9



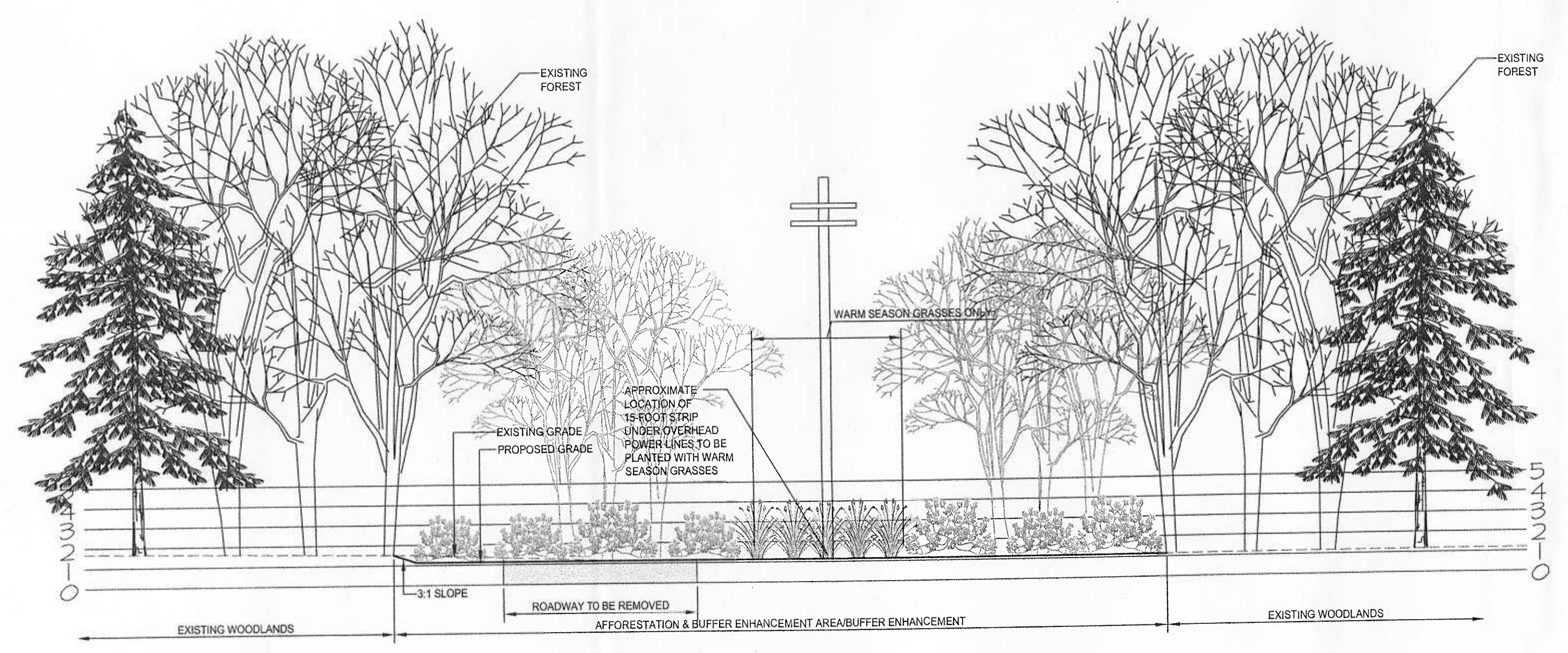
WETLAND MITIGATION/PHRAGMITES ERADICATION SECTION A

SCALE 1" = 10'



WETLAND MITIGATION/RESTORATION AREA SECTION B

SCALE 1" = 10'



AFFORESTATION & BUFFER ENHANCEMENT AREA/BUFFER ENHANCEMENT SECTION C

SCALE 1" = 10'

- NOTES:
- IN AREAS OF AFFORESTATION UNDERNEATH EXISTING OVERHEAD POWER LINES, A STRIP NO LESS THAN 15 FEET WIDE (7.5 FEET ON EITHER SIDE OF POWER LINE) SHALL BE PLANTED WITH WARM SEASON GRASSES ONLY. SEE SHEET MP-1 FOR DESIGNATED WARM SEASON GRASS MIX.
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